



41 Brayfields, Pinchbeck, PE11 3YT

£130,000

- Open aspect views from Juliette balcony
- Allocated parking
- Communal garden areas
- Popular village location
- Well presented throughout

- Nice flowing layout
- Neutral decor
- Great for investment and first time buyers

Welcome to Brayfields, a beautifully presented first floor flat offering charming field views from its own Juliette balcony.

This delightful two-bedroom home is in excellent condition throughout, making it an ideal first property or a smart investment opportunity. Designed for easy living, it benefits from a communal outdoor space and allocated parking, ensuring low-maintenance convenience.

Perfectly situated in the heart of Pinchbeck village, you'll be just a short stroll from local amenities, giving you the best of both comfort and convenience.

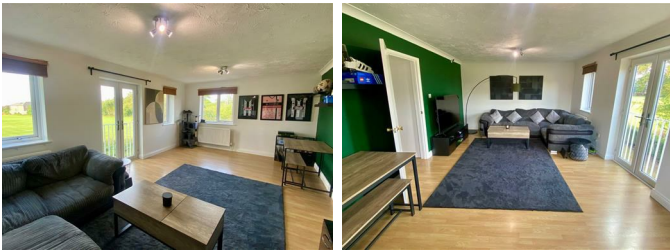
Communal Entrance

Enter via the communal door, with access to other flats. Walk up to the first floor to access number 41.

Entrance Hall

UPVC door to front. Radiator.

Lounge 20'0" x 13'1" (6.10m x 4.00m)



UPVC French doors to side. UPVC windows to side and rear. Radiator. Laminate wood flooring.

Kitchen 9'2" x 8'5" (2.80m x 2.59m)



UPVC window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Space for freestanding cooker with extractor hood over. Laminate wood flooring. Radiator. Boiler.

Bathroom 7'10" x 7'10" (2.40m x 2.40m)



UPVC window to front. Panelled bath with shower over. Fully tiled walls. Tiled flooring. Wash hand basin. Toilet. Extractor fan.

Bedroom 1 12'5" x 8'2" (3.80m x 2.50m)



UPVC window to side. Radiator. Carpeted.

Bedroom 2 11'5" x 8'2" (3.50m x 2.50m)

Two UPVC window to side. Radiator. Laminate wood flooring.

Outside

The front of the property has a pathway leading to the front door. Communal lawn area.

The rear communal garden is enclosed by timber fencing, has a patio area and lawn area.

Property Postcode

For location purposes the postcode of this property is: PE11 3YT

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Additional Information

PLEASE NOTE:

Service charge £800 pa

Insurance £154 pa

Lease end date: 27/06/3021

Verified Material Information

Tenure: Leasehold

Property construction: Brick built

Water supply: Anglian Water

Sewerage: Mains

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Allocated resident parking

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: C75

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can

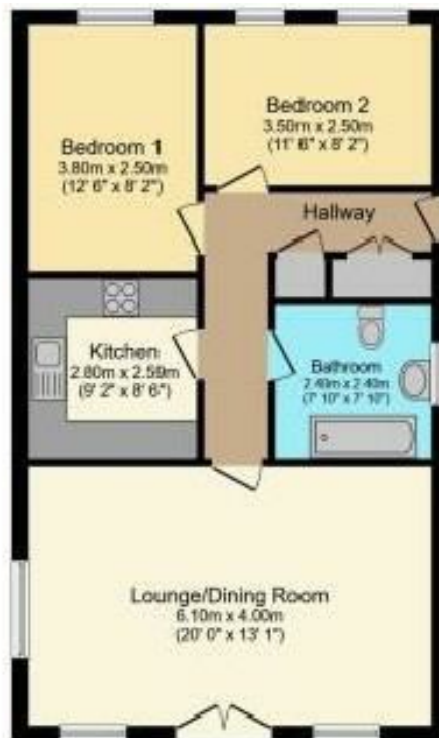
offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

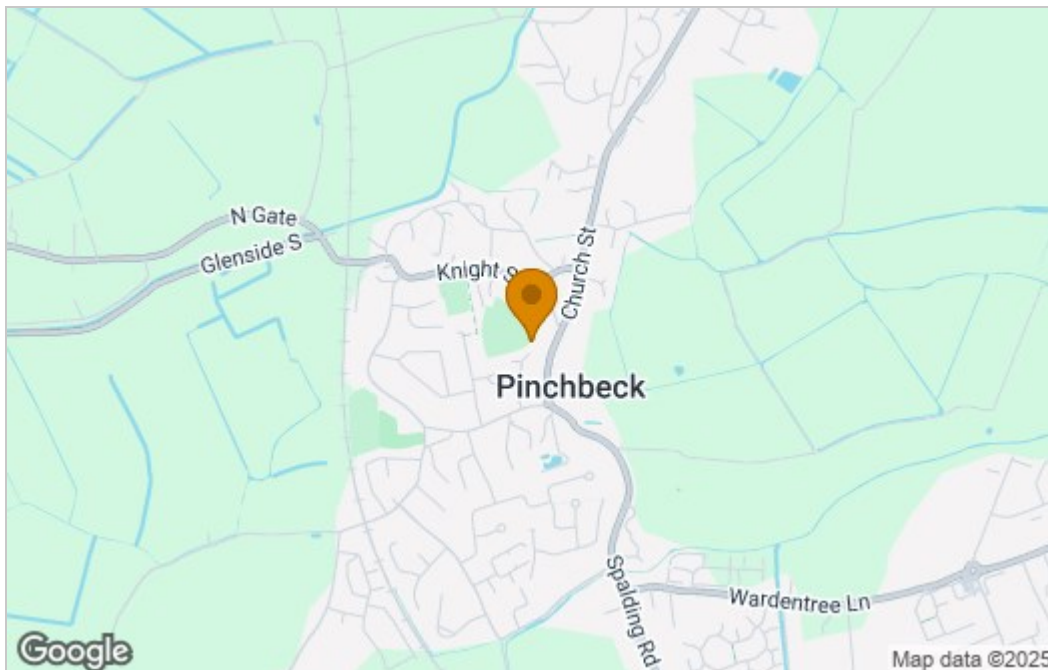
Floor Plan



Total floor area 66.9 m² (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



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Energy Efficiency Graph

