



**The Reservoir, Surfleet Spalding PE11 4DJ**

**welcome to**

## **The Reservoir, Surfleet Spalding**

**\*\*VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMODATION PROVIDED\*\*** This detached bungalow is positioned in the semi-rural location of Surfleet reservoir, with views over the River Glen



### Entrance Porch

Double glazed entrance door to the front aspect leads into the property

Carpeted flooring

Double glazed window to the side aspect.

### Entrance Hall

Internal door leads into:

Tiled flooring, opening into: Kitchen

### Cloakroom

Central heating boiler and WC.

### Lounge

12' 11" x 12' 8" ( 3.94m x 3.86m )

Laminate flooring and TV point

Double sliding doors to the rear aspect.

### Kitchen

12' 3" x 8' 3" ( 3.73m x 2.51m )

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainers, gas oven with gas hob over.

Double glazed sliding doors to the side aspect.

### Conservatory

13' 7" x 9' 1" ( 4.14m x 2.77m )

Laminate flooring, TV point.

Double glazed windows to the front aspect.

### Bedroom One

12' 8" x 12' ( 3.86m x 3.66m )

Carpeted flooring

Double glazed window to the rear aspect.

### Bathroom

Four piece suite comprising of a bath, shower cubicle, wash hand basin and WC. Partly tiled, laminate flooring.

### Exterior

Laid to lawn area, steps leading down to the property.

Rear Garden:

Laid to lawn garden with decked area.

### Agent Note

The Ground Rent per annum is £3000.00

### Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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## The Reservoir, Surfleet Spalding

- CASH BUYERS ONLY - NON-STANDARD CONSTRUCTION
- DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- RECENTLY RE-DECORATED BY OWNER
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2400.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG110084 - 0026

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