

32 High Street, Gosberton, Spalding, Lincolnshire PE11 4NW

\*GUIDE PRICE: £130,000 - £150,000 (plus fees)



A two bedroom semi-detached cottage in need of modernisation and improvement with scope to develop a barn at the rear (stpp)

A two bedroom semi-detached cottage offered with vacant possession, set in the centre of the village with the added bonus of an undeveloped barn at the rear which is attached to the cottage. Good sized rear garden and parking with a timber garage.

Gosberton lies between Spalding and Boston and offer shops with a main line rail link a Peterborough providing links into London Kings Cross.

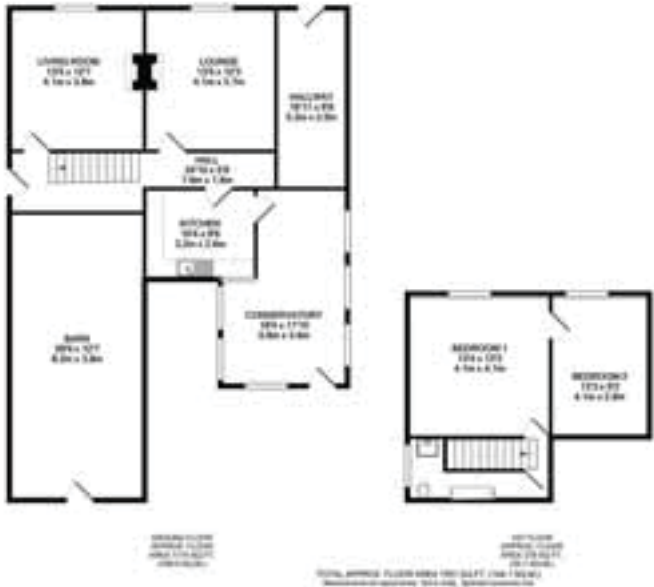
Description:

**Ground Floor:** Lounge, sitting room, kitchen, w.c., conservatory

**First Floor:** Two bedrooms, bathroom

**Outside:** Garden to rear, attached barn and a detached timber garage.

**Note:** Under the Estate Agents Act 1979 there is a statutory disclosure notice with the legal pack in respect of a declaration of interest by a Director of Auction House Essex.



**Tenure:** Freehold

**Local Authority:** South Holland District Council. Tel: 01775 761161

**Solicitors:** Bolt Burdon, Providence House, Providence Place, London, N1 0NT. Tel: 020 7288 4799.

Ref: Catherine Williams.

**Viewing:** 15th October 15:00 - 15:30. 18th October 13:00 - 13:30. 22nd October 10:00 - 10:30.

**Energy Performance Certificate (EPC):** Current Rating E

Additional Fees

**Buyer's Premium:** £1,800 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.