



New Street, Sleaford
£110,000



2



1



1

Freehold



Key Features

- Terraced House
- Two Double Bedrooms
- NO ONWARD CHAIN
- Close Walking Distance to Town Centre
- Low Maintenance Rear Garden with Outbuilding
- Lounge and Kitchen
- EPC rating TBC
- Current Council Tax Band: A





Offered with no onward chain, this two-bedroom terraced house is ideally located within close walking distance of Sleaford town centre. The property comprises a lounge, kitchen, and ground floor shower room, with two double bedrooms upstairs. Outside, there is a low maintenance rear garden and a useful brick outbuilding, a viewing is highly recommended.

Lounge

3.72m x 3.63m (12'2" x 11'11")

With part glazed Entrance door and bay window to front aspect, fire place (capped), TV and BT point and radiator.



Kitchen Diner

3.03m x 3.63m (9'11" x 11'11")

Having a range of base and eye level units with work surface over, sink with drainer, space for freestanding fridge freezer, space for freestanding electric oven with extractor hood over, stairs to 1st floor, window to rear garden and radiator.

Shower Room

Three piece suite with shower unit, hand wash basin, low level wc, boiler, heated towel rail and window to rear aspect.

Bedroom One

3.71m x 3.63m (12'2" x 11'11")

With built in wardrobe, fire place (capped), window to front aspect and radiator.

Bedroom Two

3.01m x 2.8m (9'11" x 9'2")

With built in storage cupboard, window to rear aspect and radiator.



Outside

The rear garden is of low maintenance with artificial turf, out building with two windows and electric connection, pathway for bins to side.

Agents Note

These are draft particulars awaiting vendor approval.

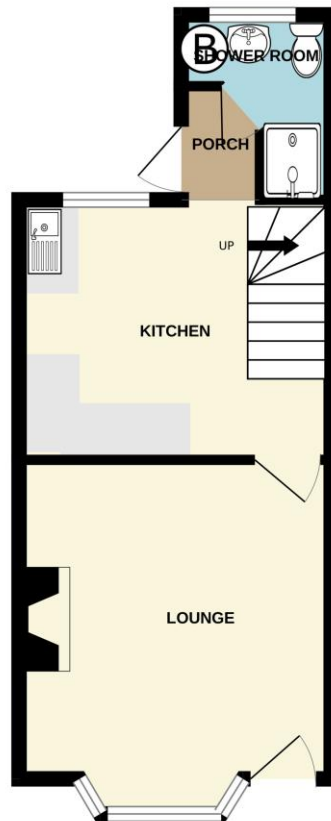
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.

Floorplan

GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk