



Guide Price £100,000

26 Main Road, East Kirkby, Spilsby, Lincolnshire, PE23 4BY



26 Main Road, East Kirkby
Spilsby, Lincolnshire, PE23 4BY
Guide Price £100,000 - Freehold

ACCOMMODATION

The accommodation in brief comprises;

LOUNGE

13'3" x 12'3" (4.04m x 3.73m)

INNER HALL

KITCHEN

10'10" x 8'2" (3.30m x 2.49m)

BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE

12'9" x 10'1" (3.89m x 3.07m)

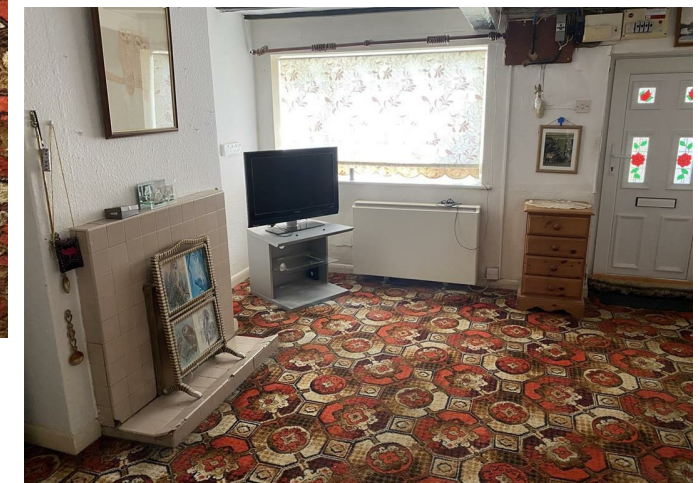
BEDROOM TWO

8'0" x 8'0" (2.44m x 2.44m)

**** CASH BUYERS ONLY **** A mid terrace house in need of full renovation. The property has a front garden and a 45 foot long rear garden with off-road parking to the rear accessed off Chapel Lane. Having accommodation comprising: lounge, inner hall, kitchen and bathroom to ground floor. Two bedrooms to first floor. NO CHAIN



 **NEWTON
FALLOWELL**





SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 0790 755222.



t: 01790 755222

e: spilsby@newtonfallowell.co.uk

www.newtonfallowell.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC