



34 & 34a Halton Road, Spilsby, PE23 5LA



Freehold

£130,000



Key Features

- First floor two bedroom flat
- Ground floor tenanted flat
- Close to town centre
- Gas central heating
- Double glazing
- NO CHAIN
- EPC rating D





A vacant two bedroom flat and an additional rented one bedroom flat located on the edge of the town and is therefore convenient for all main amenities

ENTRANCE LOBBY

With radiator and stairs off.

CENTRAL LOBBY

KITCHEN

3.38m x 2.36m (11.1ft x 7.7ft)

With stainless steel single drainer sink unit and cupboard under, return laminate worktop and cupboard under, Beko oven and separate hob, radiator, double glazed window and plumbing for washing machine.

SITTING ROOM

3.76m x 3.05m (12.3ft x 10ft)

With radiator and double glazed window.

BEDROOM ONE

3.71m x 2.67m (12.2ft x 8.8ft)

With window and double glazed window.

BEDROOM TWO

3.71m x 3.58m (12.2ft x 11.7ft)

With window and double glazed window.

BATHROOM

With panelled bath, pedestal wash basin, low flush WC, airing cupboard with wall mounted gas central heating boiler, double glazed window and radiator.

GROUND FLOOR FLAT

Comprising: living room, kitchen, bedroom, shower room, gas central heating, double glazing. Currently let on an assured shorthold tenancy at £350pcm.

GENERAL

The first floor flat was previously advertised to let at £500pcm.

TENURE

The tenure is understood to be freehold.

SERVICES

Mains gas, electric, water and drainage are understood to be connected.

LOCATION

This property is located on the edge of the active market town and shopping centre of Spilsby and is therefore convenient for the main amenities such as doctors, dentist, schools, pubs, restaurants, bistros, supermarkets and boutique shops. The coastal resort of Skegness is approximately 12 miles. Boston with rail links to main east coast routes is approximately 15 miles. To the north and west lie the Lincolnshire Wolds, much of which are designated an Area of Outstanding Natural Beauty.

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.

Floorplan

GROUND FLOOR



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.
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