



4 Badley Court, Ashby Road, Spilsby, PE23 5DH



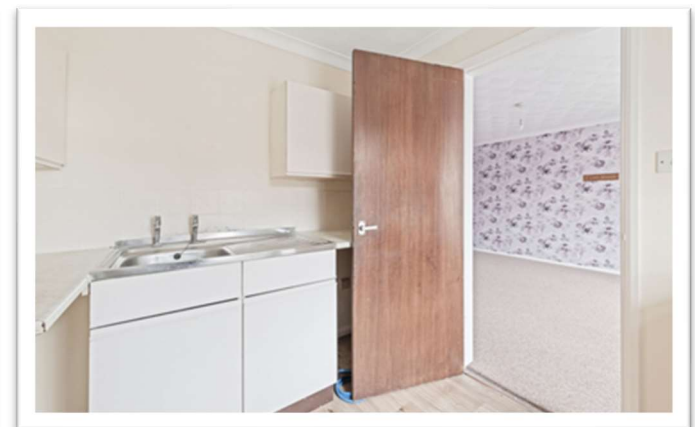
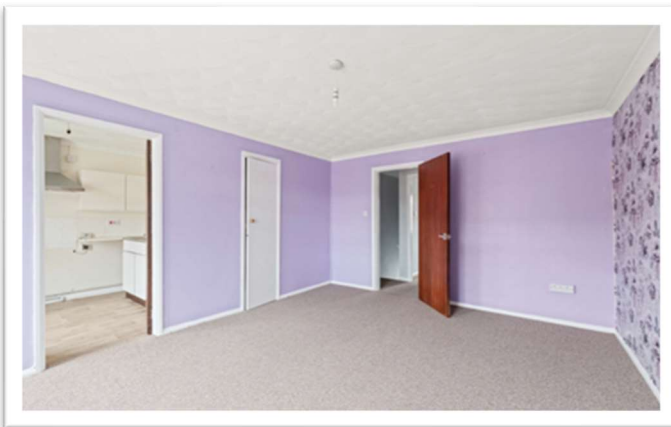
Leasehold

£70,000



## Key Features

- First floor flat
- Two bedrooms
- Lounge, kitchen & bathroom
- Parking to rear
- Gas central heating
- Double glazing
- EPC rating C





A purpose built first floor flat within walking distance to the town centre and with parking to the rear. Having accommodation comprising: entrance hall, lounge, kitchen, two bedrooms and bathroom. The property benefits from gas central heating and double glazing.

### ACCOMMODATION

Part glazed uPVC rear entrance door leading to a staircase rising to the first floor and the:

### ENTRANCE HALL

Having radiator and access to roof space.

### LOUNGE

3.65m x 4.46m (12'0" x 14'7")

Having two windows to front elevation, coved & textured ceiling, radiator and built-in storage cupboard.

### KITCHEN

2.32m x 2.52m (7'7" x 8'4")

Having window to front elevation, coved & textured ceiling, radiator and wood effect vinyl flooring. Stainless steel sink with drainer inset to work surface, cupboards under, work surface to side with appliance space under, cupboard over. Further work surface with space for electric cooker, cupboards & gas fired combination boiler providing for both domestic hot water & heating over.

### BEDROOM ONE

2.66m x 3.85m (8'8" x 12'7")

Having window to rear elevation, coved & textured ceiling, radiator, built-in cupboard over stairs and built-in wardrobe with sliding doors.

### BEDROOM TWO

2.78m x 3.41m (9'1" x 11'2")

Having window to rear elevation, coved & textured ceiling, radiator and built-in cupboard.

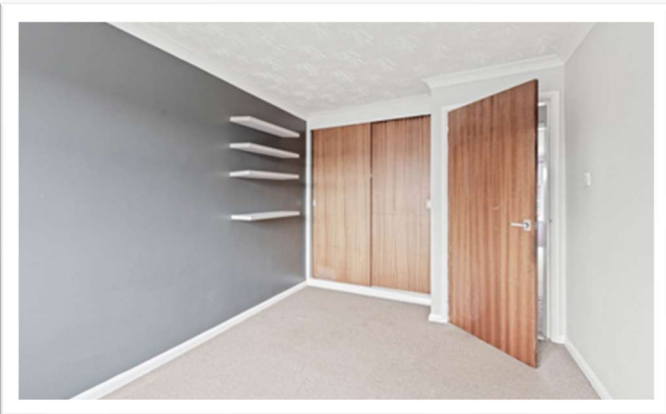
### BATHROOM

1.81m x 2.33m (5'11" x 7'7")

Having window to side elevation, radiator, tiled splashbacks, panelled bath with mixer tap, hand held shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.

### EXTERIOR

There is parking to the rear of the property.



## SERVICES

The property has mains gas, electricity, water & drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band A.

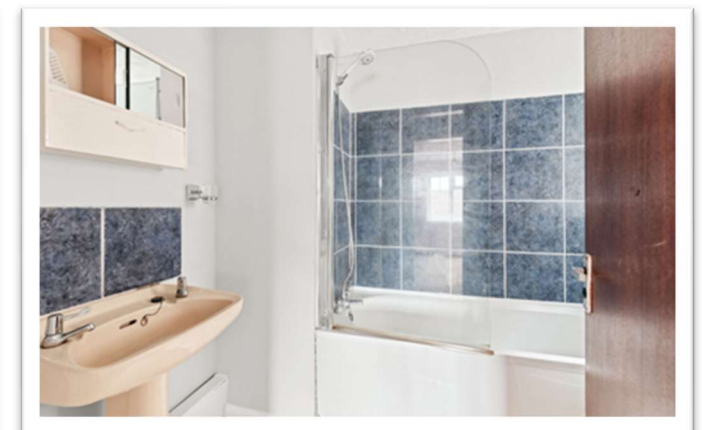
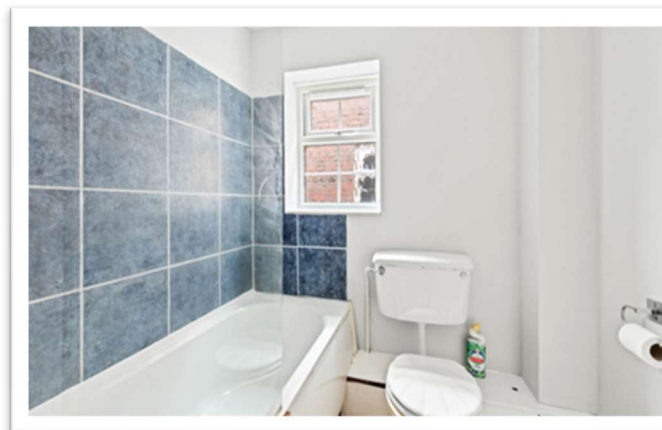
## VIEWING

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.

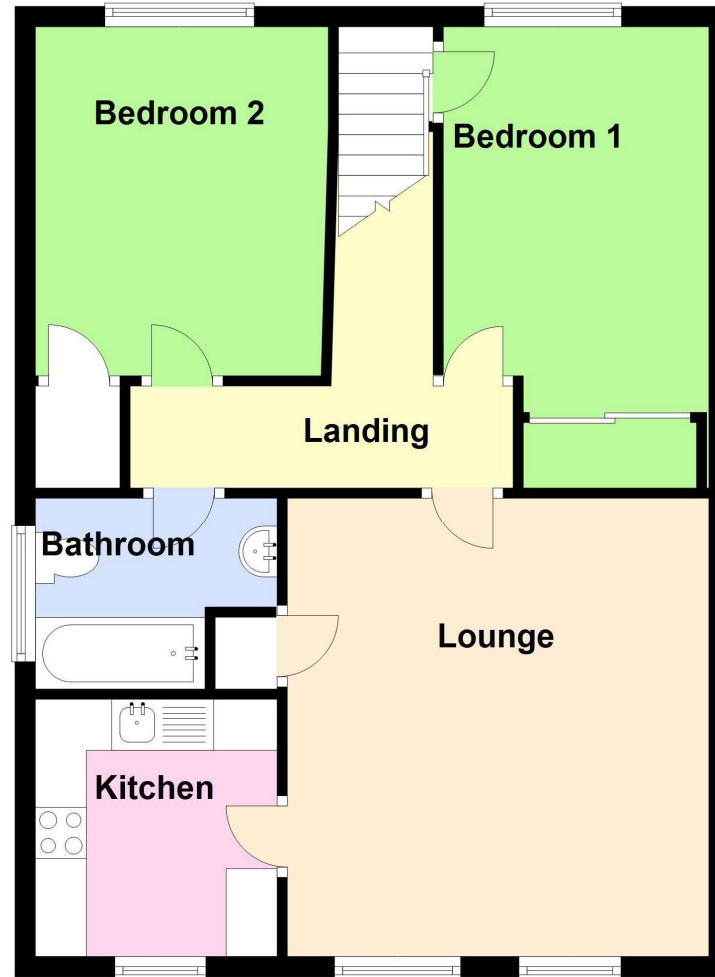
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 **NEWTON FALLOWELL**

## Floorplan



Total area: approx. 58.3 sq. metres (627.2 sq. feet)



Newton Fallowell Spilsby

01790 755222

[spilsby@newtonfallowell.co.uk](mailto:spilsby@newtonfallowell.co.uk)