



37b Tattershall Road, Woodhall Spa, LN10 6TR



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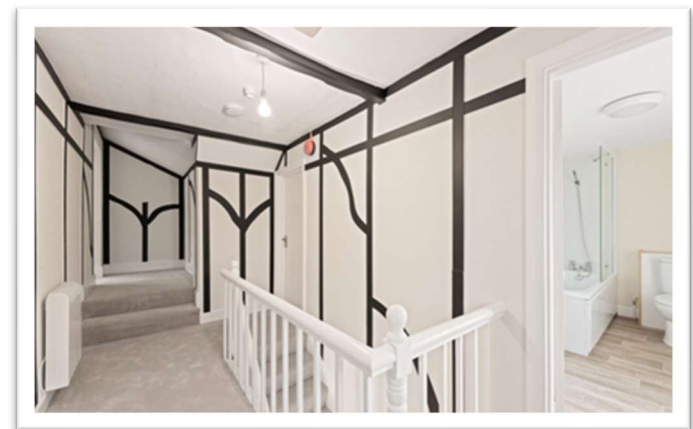
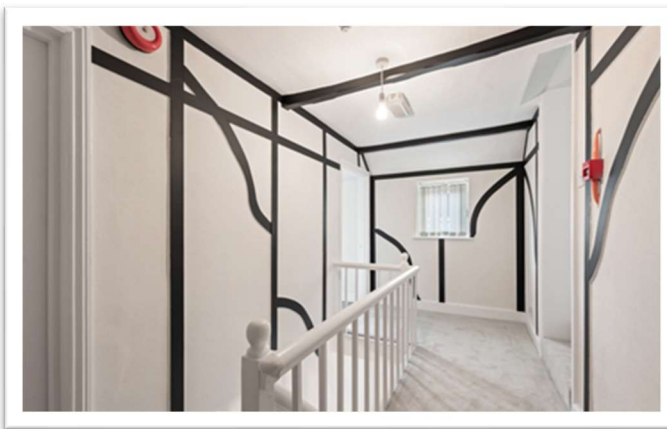
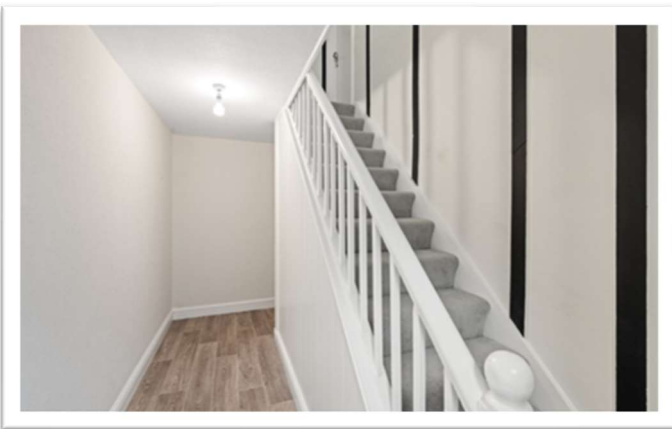
Leasehold

Offers in the region of £150,000



Key Features

- First floor apartment
- RECENTLY REFURBISHED
- One bedroom
- Re-fitted dining kitchen
- Re-fitted bathroom
- New carpets & flooring
- Allocated parking space
- EPC rating E





****IDEAL INVESTMENT OPPORTUNITY**** A recently refurbished first floor apartment set in the sought after village of Woodhall Spa about half a mile from the village centre with a bus stop right outside. The property was rented out but has now been freshly re-decorated, has new carpets along with new electric heaters throughout. The property has accommodation comprising: entrance hall, first floor landing, lounge, dining kitchen supplied & fitted by SB Barker of Coningsby with brand new appliances included, bedroom and re-fitted bathroom. Outside the property has a parking space.

ACCOMMODATION

Part glazed uPVC side entrance door through to the:

ENTRANCE HALL

Having coir mat, wood effect flooring, staircase rising to first floor and understairs storage cupboard.

FIRST FLOOR LANDING

Having window to side elevation, smoke alarm and electric heater.

LOUNGE

5.53m x 3.79m (18'1" x 12'5")

Having two windows to front elevation, further window to side elevation, two electric heaters, access to roof space, wall light points and fireplace with marble back & hearth, inset living flame style electric fire and wooden surround.

DINING KITCHEN

5.32m x 4.01m (17'6" x 13'2")

(max) Having windows to side & rear elevations, electric heater, wood effect flooring and access to roof space. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: ceramic sink with drainer & mixer tap and electric hob inset to work surface, cupboards, drawers & dishwasher under, cupboards over. Work surface return with cupboard, wine rack and automatic washing machine under.

BEDROOM

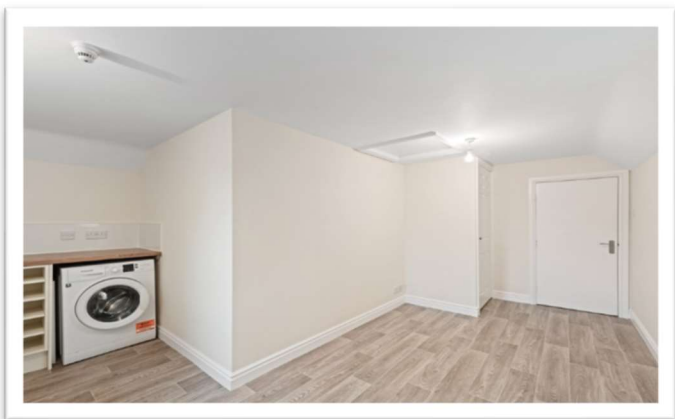
5.23m x 3.80m (17'2" x 12'6")

Having window to front elevation, two electric heaters and access to roof space.

BATHROOM

3.23m x 1.73m (10'7" x 5'8")

Having window to side elevation, electric heated towel rail, wall mounted electric heater, wood effect flooring, panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.



EXTERIOR

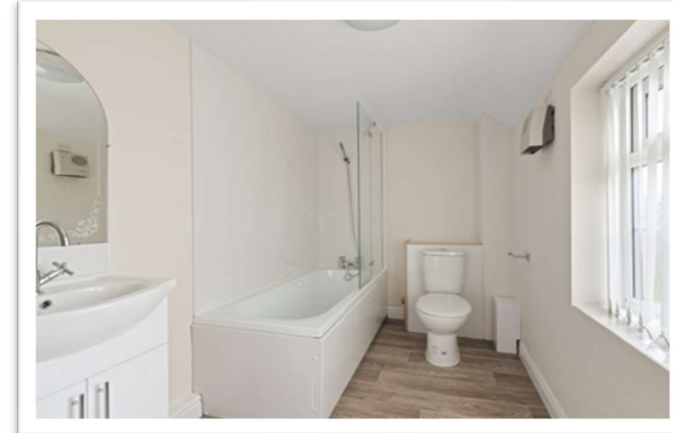
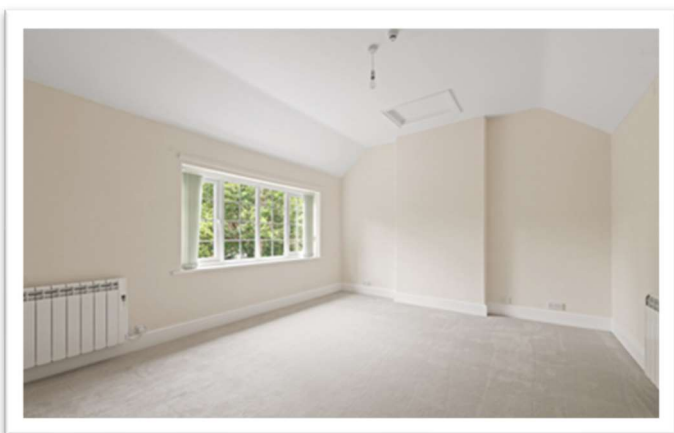
The property has an allocated parking space.

SERVICES

The property has electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band A. We are advised that the heaters are new with individual thermostats and the property has a new consumer unit. Details of the lease are to be confirmed.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.





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.

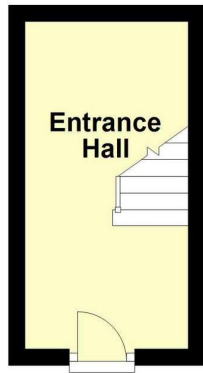
Floorplan

First Floor

Approx. 76.1 sq. metres (818.7 sq. feet)

Ground Floor

Approx. 8.0 sq. metres (86.1 sq. feet)



Total area: approx. 84.1 sq. metres (904.8 sq. feet)



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