



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

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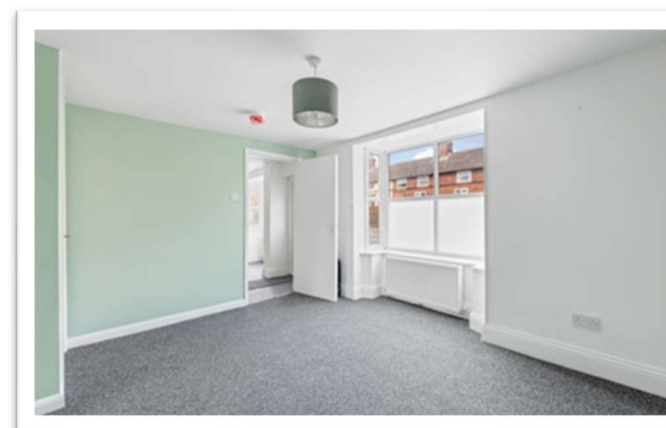
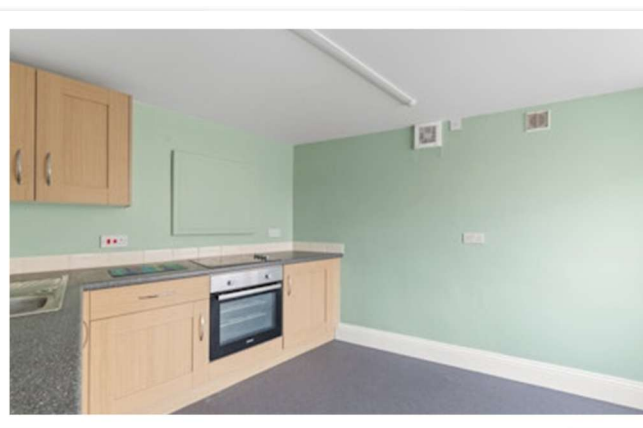
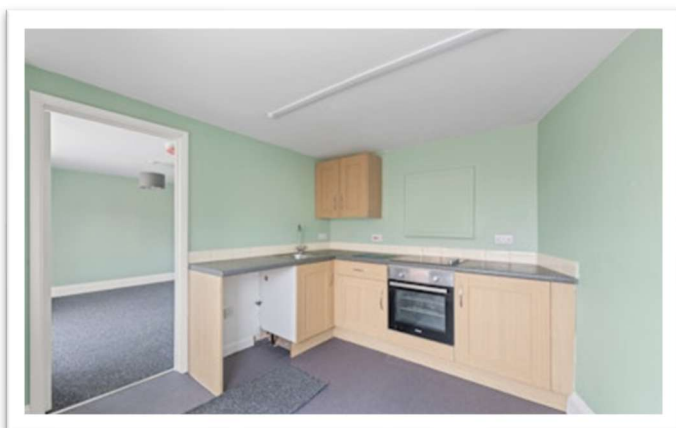
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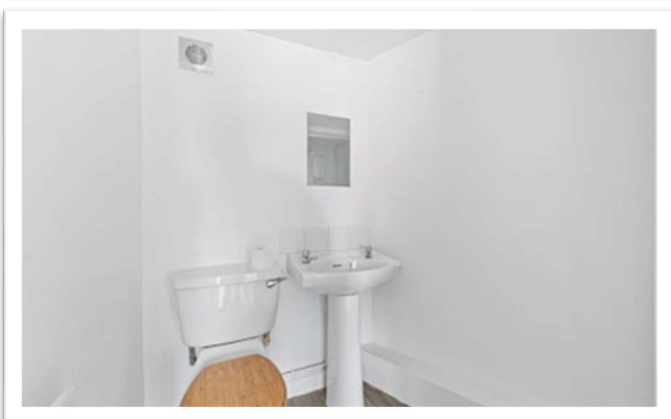
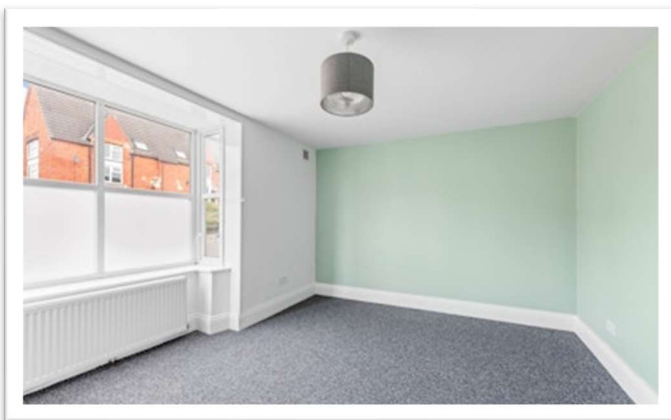
£125,000



Key Features

- INVESTMENT OPPORTUNITY
- Ground & first floor flat
- One bedroom & shower room to ground floor flat
- Two bedrooms & bathroom to first floor flat
- Gas central heating & double glazing
- Close to town centre
- Recently updated
- EPC ratings D





****IDEAL INVESTMENT OPPORTUNITY**** Recently updated ground & first floor flats within walking distance to Spilsby town centre. The ground floor flat has a kitchen, lounge, bedroom and shower room. The first floor flat has a hall, kitchen, lounge, two bedrooms and bathroom. Both properties benefit from gas central heating and double glazing.



Total area: approx. 36.7 sq. metres (394.9 sq. feet)

GROUND FLOOR FLAT

Part glazed front entrance door through to the:

KITCHEN

3.65m x 3.2m (12'0" x 10'6")

Having box bay window to front elevation, radiator and vinyl flooring. Fitted work surface with inset stainless steel sink & drainer with mixer tap, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawer under, cupboard over.

LOUNGE

3.94m x 3.41m (12'11" x 11'2")

Having box bay window to front elevation and radiator.

BEDROOM

2.91m x 2.45m (9'6" x 8'0")

Having window to rear elevation, radiator and built-in wardrobe and built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

SHOWER ROOM

1.85m x 1.5m (6'1" x 4'11")

Having radiator, extractor, wood effect flooring, shower enclosure with shower fitting, close coupled WC and pedestal hand basin.

FIRST FLOOR FLAT

Side entrance door to staircase rising to the:

HALLWAY

KITCHEN

3.84m x 2.4m (12'7" x 7'11")

Having window to rear elevation, radiator and vinyl flooring. Work surface with tiled splashback, inset stainless steel sink & drainer with mixer tap, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboard & appliance space under.

LOUNGE

3.76m x 3.58m (12'4" x 11'8")

(max) Having window to front elevation and radiator.



BEDROOM ONE

3.71m x 3.57m (12'2" x 11'8")

Having window to front elevation and radiator.

BEDROOM TWO

3.71m x 2.71m (12'2" x 8'11")

(max) Having window to front elevation and radiator.

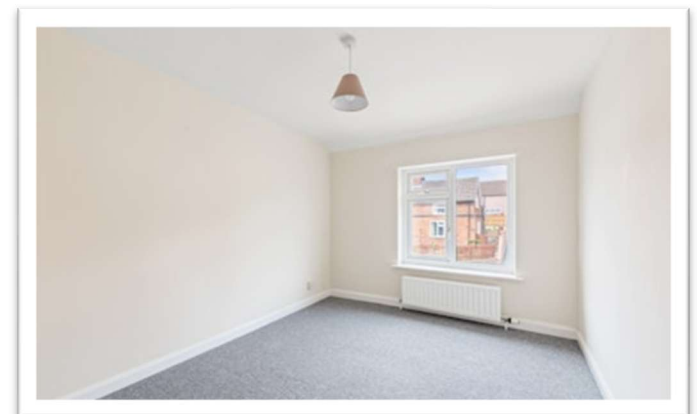
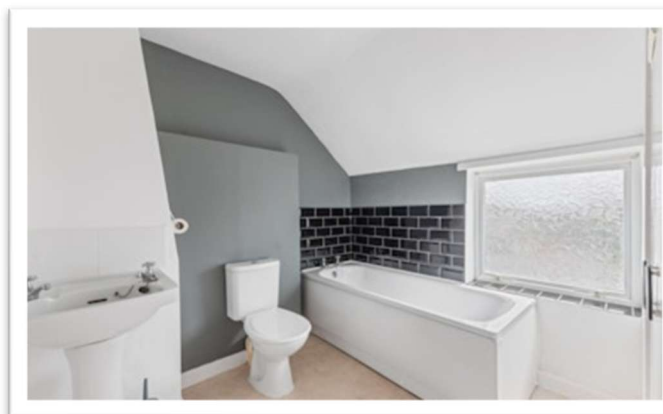
BATHROOM

2.43m x 2.16m (8'0" x 7'1")

Having window to rear elevation, radiator, vinyl flooring, tiled splashbacks, cupboard housing gas fired boiler providing for both domestic hot water & heating, panelled bath, close coupled WC and pedestal hand basin.



Total area: approx. 56.6 sq. metres (609.1 sq. feet)



SERVICES

Both flats have mains gas, electricity, water and drainage connected. Heating is via gas fired boilers serving radiators and the properties are double glazed. The council tax for each flat is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

34 Halton Road EPC

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92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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