

**Albany Place, Woodhall Spa LN10 6TS**



**welcome to**

## **Albany Place, Woodhall Spa**

Tucked away in a quiet cul-de-sac location within Woodhall Spa, is this end terrace property offering off road parking and spacious accommodation throughout, close to a wide range of amenities and transport links, early viewings are essential.



**Kitchen**

10' 11" x 9' 9" ( 3.33m x 2.97m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, single drainer sink with mixer tap, built in electric oven, induction hob, stainless steel extractor, integrated dishwasher, storage cupboard and window to the front.

**Inner Hall**

Stairs rising to the first floor and understairs storage cupboard.

**Lounge Diner**

18' 9" x 11' 9" ( 5.71m x 3.58m )

There is a radiator, TV point, sliding patio doors to the rear garden and window to the side.

**Bathroom**

Fitted with a bath with shower over, wash hand basin, WC, radiator and window to the front.

**First Floor****Bedroom One**

11' 10" x 9' 11" ( 3.61m x 3.02m )

There are fitted wardrobes with mirrored doors, radiator, TV point and window to the rear.

**Ensuite**

Currently not in use. There is a window to the side.

**Bedroom Two**

11' 8" x 8' 5" ( 3.56m x 2.57m )

Having a radiator and window to the rear.

**Bedroom Three**

6' 9" x 10' 7" ( 2.06m x 3.23m )

There is a built-in wardrobe, radiator and window to the front.

**Outside Front**

There is off road parking, lawned area and covered porch.

**Garage**

Having up and over door.

**Rear Garden**

The rear garden is mainly laid to lawn with a patio area.



***view this property online*** [williamhbrown.co.uk/Property/SNH111900](http://williamhbrown.co.uk/Property/SNH111900)



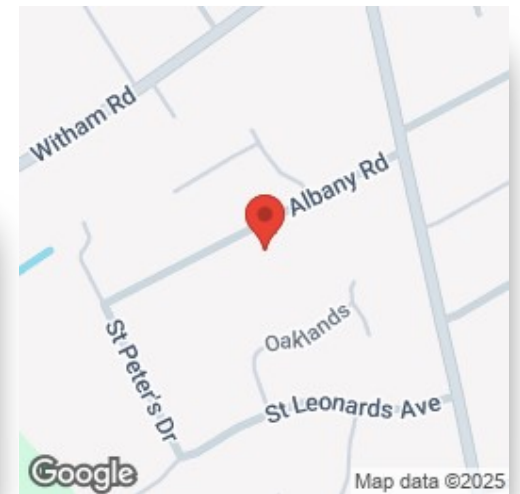
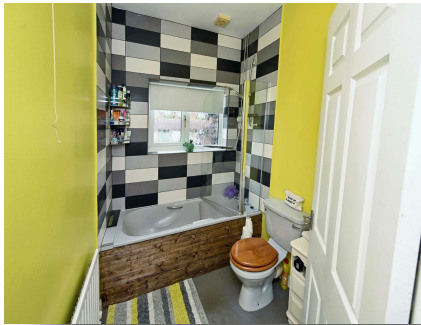
**welcome to**

## **Albany Place, Woodhall Spa**

- Popular location
- Well-presented
- Three bedroom end terrace
- Off road parking and garage
- Well maintained front and rear gardens

Tenure: Freehold EPC Rating: D

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH111900](http://williamhbrown.co.uk/Property/SNH111900)



Property Ref:  
SNH111900 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**william h brown**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**