

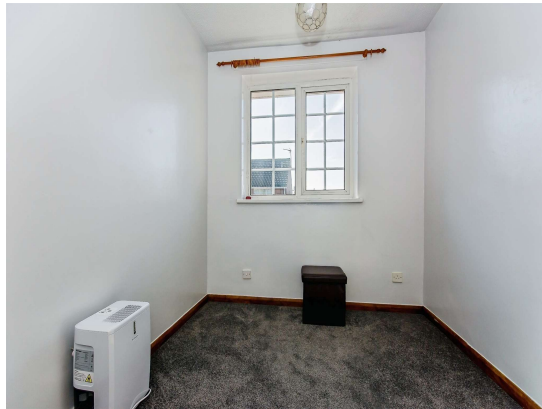


Edmunds Road, Cranwell Village Sleaford NG34 8EP

welcome to

Edmunds Road, Cranwell Village Sleaford

Semi-detached house in a popular residential area of Cranwell Village, with off road parking to the front & rear and an enclosed garden to the rear. This is a perfect home for a first time buyer.



Entrance Hall

Having a storage heater.

Lounge

14' 4" x 12' (4.37m x 3.66m)

There is a storage heater and window.

Kitchen

12' x 8' 2" (3.66m x 2.49m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, space for cooker, plumbing for washing machine and window.

Bathroom

5' 8" x 5' 5" (1.73m x 1.65m)

Fitted with a suite comprising of a bath, wash hand basin, WC and window.

First Floor Landing**Bedroom One**

14' 4" x 9' (4.37m x 2.74m)

There is a storage cupboard and two windows.

Bedroom Two

12' 2" x 7' 1" (3.71m x 2.16m)

Having a window.

Bedroom Three

9' 5" x 7' (2.87m x 2.13m)

There is a window.

Outside Front**Rear Garden**

The rear garden has a lawn and shed. There is a parking space to the rear of the property.



check out more properties at williamhbrown.co.uk



welcome to

Edmunds Road, Cranwell Village Sleaford

- Popular residential area
- Off road parking
- Enclosed well-maintained rear garden
- Ideal for first time buyers
- Walking distance to amenities

Tenure: Freehold EPC Rating: D

£175,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SNH112345 - 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



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk