



Partridge Close, Caistor



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£125,000

- NO UPWARD CHAIN
- REDECORATED THROUGHOUT
- ENCLOSED REAR GARDEN
- DESIGNATED PARKING
- FTB OR INVESTOR OPPORTUNITY
- FREEHOLD
- EPC RATING C
- COUNCIL TAX BAND A



NO UPWARD CHAIN.

An excellent opportunity to acquire a 2 bedroom townhouse with parking in an established residential area. Newly decorated, the home will include a forward facing lounge, dining kitchen and enclosed rear gardens. A bathroom serves the first floor bedrooms.

An ideal first family home or investor opportunity.

ENTRANCE

A UPVC door opens to a reception lobby with archway

LOUNGE 4.66m x 3.85m (15'4" x 12'7")

A forward facing room with oriel double glazed bay window, two radiators, coving and spindle balustrade to staircase to the first floor.

KITCHEN 3.8m x 1.95m (12'6" x 6'5") Re-appointed with a range of high and low straw coloured units with contrasting tops to include inset single stainless steel sink unit, electric cooker, tiled splash areas, radiator, rear access door, gas-fired combination boiler and double glazed window.



LANDING

With radiator and access to the roof space.

BEDROOM 1 3.61m x 2.73m (11'10" x 9'0")

Forward facing room with double glazed window radiator and walk in hanging cupboard.

BEDROOM 2 3.36m x 1.82m (11'0" x 6'0")

A rear facing room with radiator and double glazed window.

BATHROOM 2.42m x 1.87m (7'11" x 6'1")

To be appointed with a modern suite to include close couple WC, pedestal wash hand basin, panel bath with electric shower over, radiator, double glazed window and fitted airing cupboard.

OUTSIDE

The property is fronted by a flagged walkway beyond which there is a block paved communal parking area with one designated space. The rear of the property includes a generous patio with steps down to a lower area with gates allowing personal access.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

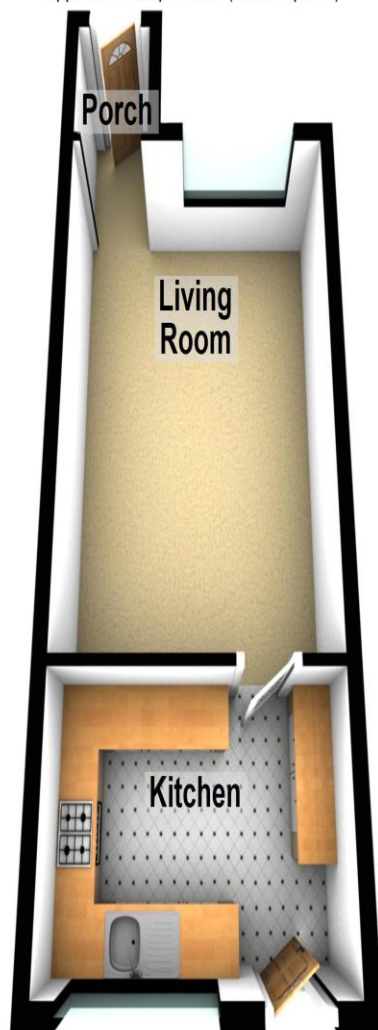
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

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 the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

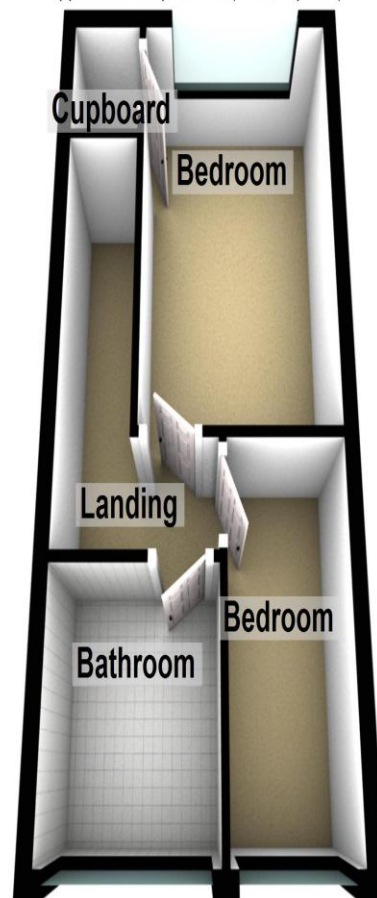
Ground Floor

Approx. 28.3 sq. metres (304.3 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.1 sq. feet)



Total area: approx. 55.0 sq. metres (592.4 sq. feet)

