



Auden Court, Tattershall

 2  1  1

£115,000



## Key Features

- Terrace House
- 2 Double Bedrooms plus Box Room.
- Kitchen Diner
- New Boiler
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- EPC rating TBC





Two bedroom, mid-terrace house located in the popular residential area of Clifton Park. This spacious property also benefits from being sold with NO ONWARD CHAIN and gas central heating.

The house consists of entrance hall, lounge, and kitchen diner to the ground floor. To the first floor there are two double bedrooms, family bathroom and small box room. Outside the front of the property is a communal green area and to the rear is an enclosed lawned garden with patio area and out buildings.



**Entrance Hall** 1.70m x 4.33m (5'7" x 14'2")

External door and window to front aspect, stairs to first floor, understairs cupboard and radiator.

**Lounge** 4.33m x 3.23m (14'2" x 10'7")

Window to front aspect and radiator.

**Kitchen Diner** 4.93m x 2.89m (16'2" x 9'6")

Window and external door to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, four burner gas hob with extractor over, single electric oven and space and plumbing for washing machine.

**Landing**

Access to roof space.

**Bedroom One** 3.21m x 3.23m (10'6" x 10'7")

Window to front aspect, built in wardrobes and radiator.

**Bedroom Two** 3.23m x 4.01m (10'7" x 13'2")

Window to rear aspect, built in wardrobes and radiator.

**Box Room** 1.70m x 1.70m (5'7" x 5'7")

Radiator and gas combi boiler.

**Bathroom** 2.35m x 1.77m (7'8" x 5'10")

Window to rear aspect and fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.



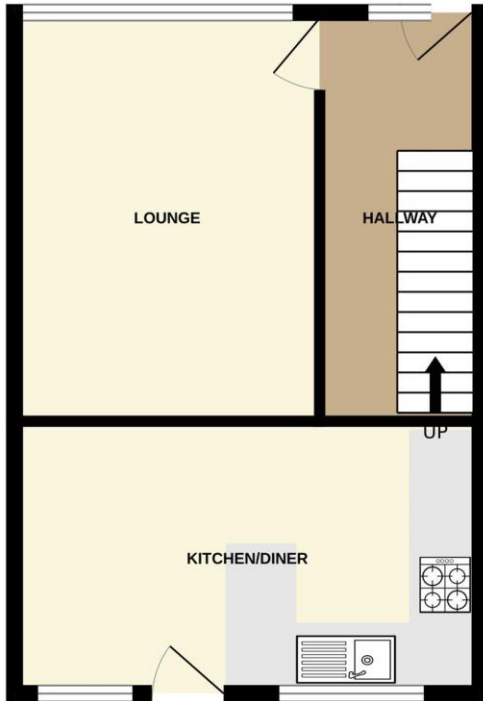
**Outside**

To the rear of the property there is an enclosed lawned garden with patio area and outbuildings.

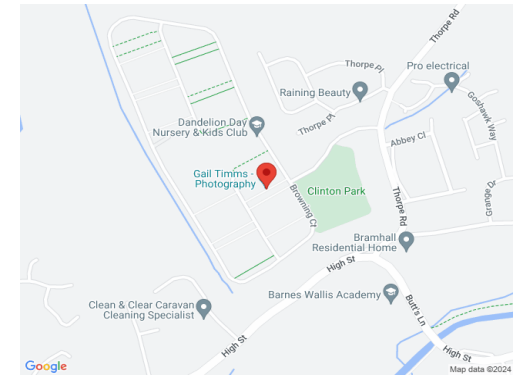
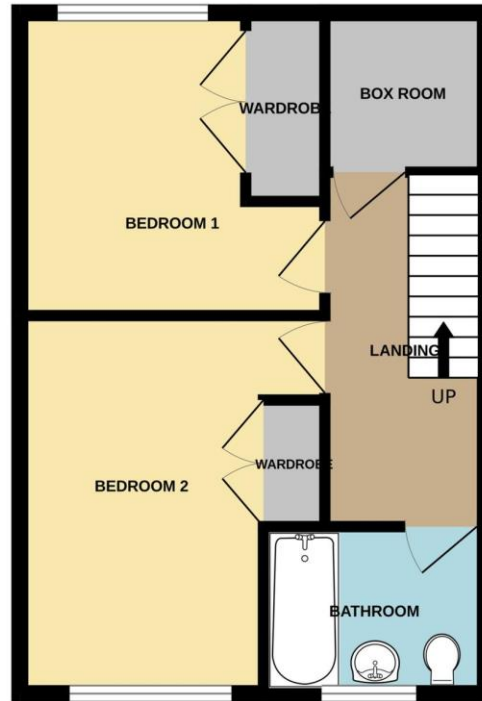
**Agent Note**

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**GROUND FLOOR**  
383 sq.ft. (35.6 sq.m.) approx.



**1ST FLOOR**  
383 sq.ft. (35.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

20 AUDEN COURT, TATTERSHALL, LN4 4PS

TOTAL FLOOR AREA : 767 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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