



Tamer Road, Sleaford
25% Shared Ownership
£50,000



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- 25% Shared Ownership Scheme
- Two Double Bedrooms
- Close Walking Distance to Town Centre
- Driveway with Parking for Two Vehicles
- Kitchen Diner
- Well Presented Throughout
- Leasehold
- EPC rating C
- Current Council Tax Band A



25% SHARED OWNERSHIP

This larger than average Two Double Bedroom Semi-Detached Home is immaculately presented throughout, located within close walking distance of Sleaford Town Centre. Internally the property comprises; Entrance Hall, Lounge, Breakfast Kitchen, Cloakroom, Two Double Bedroom and a Family Bathroom. With a driveway to side for two vehicles and a well presented rear garden, a viewing is highly recommended.

Entrance Hall

With part glazed Entrance door and stairs to 1st floor.

Lounge

4.03m x 3.36m (13'2" x 11'0")

With TV and BT point, window to front aspect and radiator.

Breakfast Kitchen

4.4m x 3.15m (14'5" x 10'4")

Modern Breakfast Kitchen with a range of base and eye level units with work surface over, sink with mixer tap and drainer, space for freestanding fridge freezer, space and plumbing for washing machine, space for tumble dryer, breakfast bar, integrated oven with electric hob and extractor hob over, large storage cupboard, window to rear aspect and radiator.



Rear Lobby and Cloakroom

Part Glazed door to rear garden, cloakroom comprising low level wc and hand wash basin.

Landing

With stairs taken from Entrance Hall and access to loft space.

Bedroom One

3.68m x 4.32m (12'1" x 14'2")

With storage cupboard over stairs, TV point, windows to front aspect and radiator.

Bedroom Two

4.75m x 2.56m (15'7" x 8'5")

With window to rear aspect and radiator.

Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to side aspect and extractor fan.

Outside

The front of the property offers a small garden to front, driveway for two vehicles and side access to rear. The rear garden is well presented, with a large timber shed, patio area and further laid to lawn.

Shared Ownership Information

The purchaser will be buying 25% of the full value. The remaining 75% is then on a reduced rent. There is a monthly service charge included in the rental figure that covers Building insurance and upkeep to communal areas.

Monthly
Monthly Service Charge: £11.26

Rent:

£316.88



Leasehold

Please contact our office for further information regarding the Leasehold.

Agents Note

These are draft particulars awaiting vendor approval.

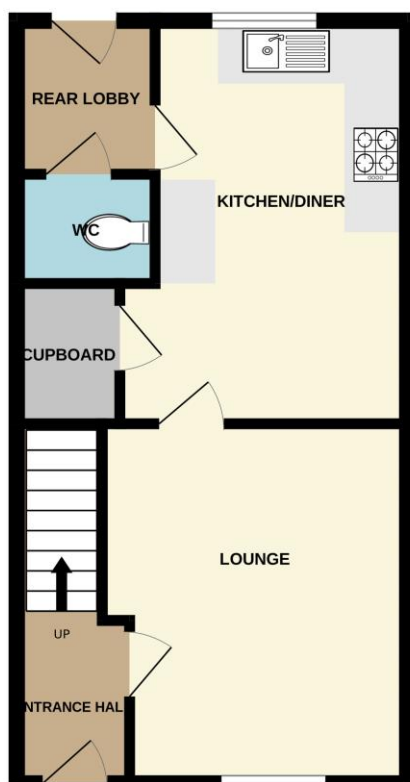
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Financial Services

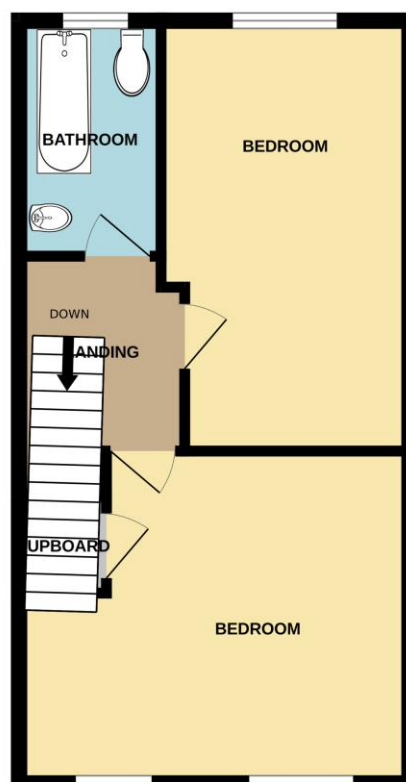
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Floorplan

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TAMER ROAD, SLEAFORD, NG34 7SN

TOTAL FLOOR AREA: 774 sq.ft. (71.9 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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