



Truro Close, Sleaford
£135,000



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- Semi-Detached House
- Two Bedrooms
- NO ONWARD CHAIN
- Lounge, Dining Room and Kitchen
- Off Road Parking
- Ideal for First Time Buyers or Investors
- Freehold
- EPC rating TBC
- Current Council Tax Band: A



Offered for sale with no onward chain, this well-presented two bedroom semi-detached house is ideal for first-time buyers or investors. The accommodation comprises an entrance hall, lounge, dining area, kitchen, two bedrooms and a family bathroom. Outside, the property benefits from ample off-road parking to the front and a low-maintenance courtyard garden to the rear. A viewing is highly recommended.

Entrance Hall

With part glazed entrance door, stairs leading to 1st floor and radiator.

Lounge

3.45m x 3.28m (11'4" x 10'10")

With TV and BT points, windows to front and side aspects, radiator and opening to;

Dining Room

2.87m x 2.21m (9'5" x 7'4")

With part glazed door to rear garden, storage cupboard under stairs and radiator.

Kitchen

1.93m x 2.29m (6'4" x 7'6")

With a range of base and eye level units with work surface over, sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space and plumbing for washing machine, space for freestanding fridge freezer, window to rear aspect.



Landing

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

Bedroom One

2.84m x 3.18m (9'4" x 10'5")

with storage cupboard over stairs, window to front and side aspects and radiator.

Bedroom Two

2.59m x 2.13m (8'6" x 7'0")

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

With ample parking to side with a stone driveway, further laid to lawn. To rear is a patio courtyard with outside tap.

Agents Note

These are draft particulars awaiting vendor approval.

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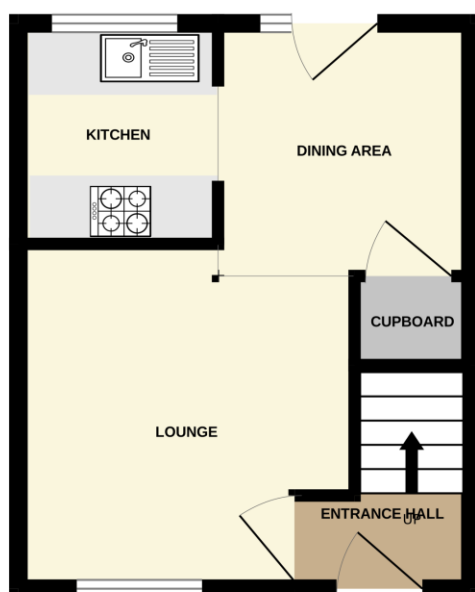
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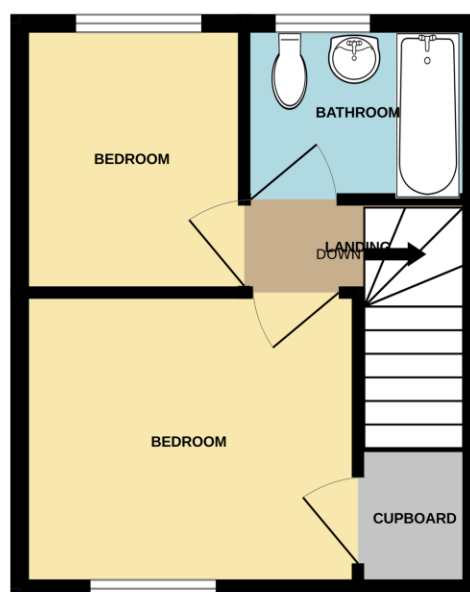


Floorplan

GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TRURO CLOSE, NG34 8UZ

TOTAL FLOOR AREA : 514 sq.ft. (47.7 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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