



- Over 55's Development
- Mid Terrace Bungalow
- 1 Double Bedroom
- Good Size Shower Room

- Separate Lounge & Kitchen
- Communal Parking
- Great Amenities Nearby
- Chain Free

Speedwell Crescent, DN15 8UP,
£89,950





Offered for sale with NO ONWARD CHAIN, Starkey&Brown are delighted to offer for sale this well presented mid terrace bungalow on St Marys Court, a small development for the over 55's which has the benefit of a warden service, gardener and window cleaner. The accommodation comprises of 1 double bedroom, shower room, lounge and kitchen. Additional benefits to the property are a gas fired central heating system (new boiler 2019) and uPVC double glazed windows, the property also benefits from being freehold. Outside the property has a garden to the rear and plenty of communal parking to the front. An internal inspection is highly recommended, call today to view! Council tax band: A



Entrance Hall

Having door to front aspect, radiator and loft access.

Lounge

11' 5" x 13' 6" (3.48m x 4.11m)

Having window to front aspect, radiator, coved ceiling and feature fireplace.

Kitchen

11' 5" x 7' 7" (3.48m x 2.31m)

Having window and door to rear aspect, wall and base units with work surfaces over, sink and drainer unit, space for oven, space/plumbing for washing machine and gas central heating boiler.

Bedroom

10' 4" x 12' 1" (3.15m x 3.68m)

Having window to rear aspect, radiator, coved ceiling and fitted wardrobes.

Shower Room

6' 3" x 9' 2" (1.90m x 2.79m)

Having window to front aspect, shower cubicle, wash hand basin, low level WC, radiator and storage cupboard.

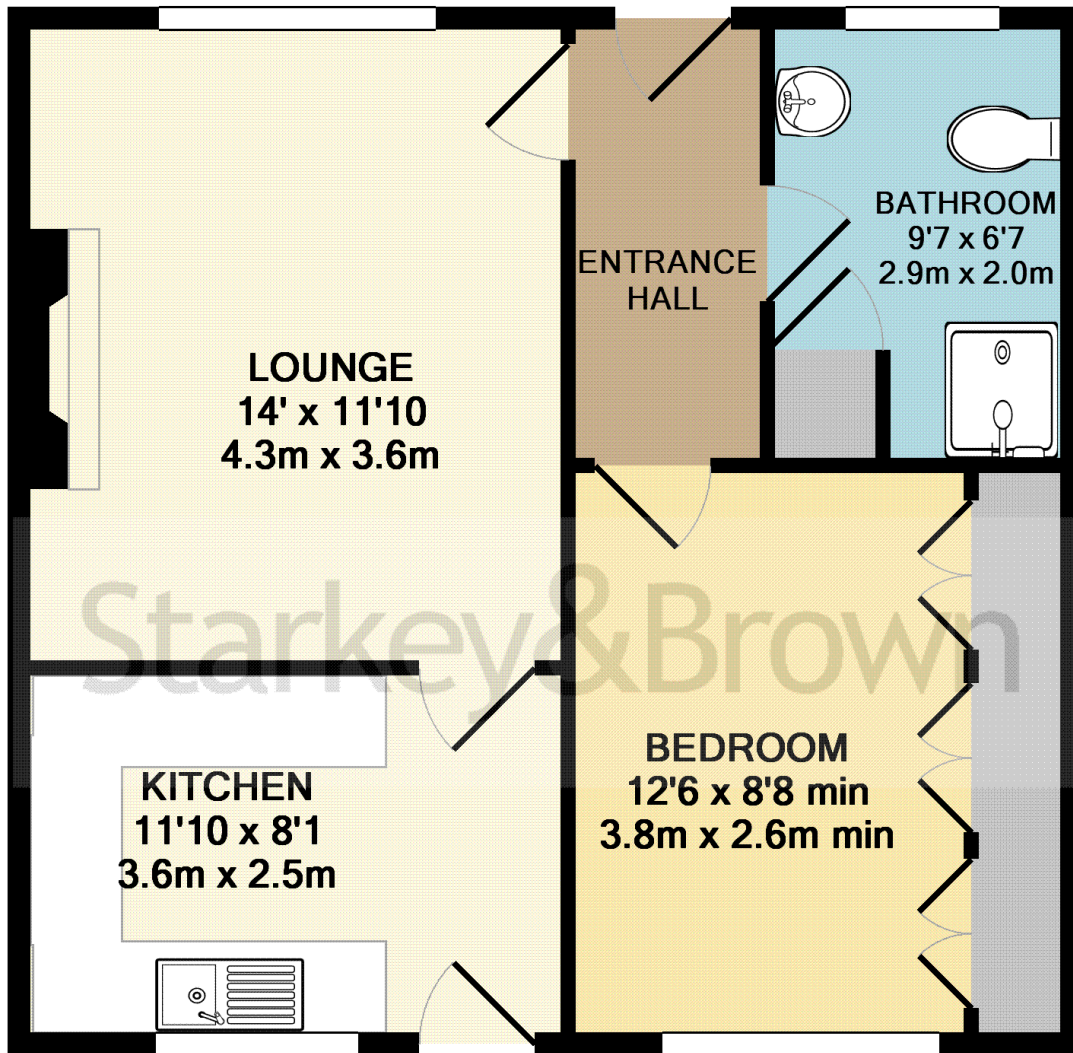
Outside

Parking is communal for all residents/visitors. There is also a lawned rear garden.

Agents Note

There is a monthly charge of £91.40 per month which covers the warden service from the care home, gardener and window cleaner.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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