



- Over 50's Detached Park Home
- 2 Bedrooms
- Modern Shower Room
- Kitchen/Diner

- Dual Aspect Lounge
- Off Street Parking & Garage
- Side & Rear Gardens
- Chain Free!

Westfield Road, DN17 2AP,
£85,000





Offered for sale with NO ONWARD CHAIN, Starkey&Brown are delighted to offer for sale this detached park home on Westfield Road. Westfield Road is located in the sought after Ashfield Park over 50's site nearby to a range of essential amenities and bus routes. The accommodation is serviced by a modern gas central heating boiler and briefly comprises of 2 double bedrooms, lounge opening into kitchen/diner, inner hall with storage space and modern shower room. Outside the property has recently painted exterior, new roof in the last year, off street parking, garage, paved low maintenance garden to the rear with shed and a lawned side garden with fenced surround. Any interested parties please be note the following charges: £149.04 ground rent paid monthly. Water and electric paid quartlerly to site. Gas and council tax to be paid by new owner. Call today to view! Council tax band: A



Hall

Having uPVC double glazed door to the side aspect, radiator, coved ceiling and two storage cupboards.

Lounge

13' 3" x 10' 6" (4.04m x 3.20m)

Having uPVC double glazed windows to the front and side aspects, radiator, coved ceiling and feature fireplace.

Kitchen/Diner

13' 3" x 8' 5" (4.04m x 2.56m)

Having uPVC double glazed windows to the side aspects, wall and base units with work surfaces over, sink and drainer unit, built in oven, hob and extractor, fridge freezer, washer/dryer, gas central heating boiler, radiator and coved ceiling.

Bedroom 1

10' 3" x 9' 3" (3.12m x 2.82m)

Having uPVC double glazed window to the side aspect, radiator, coved ceiling and built in wardrobe.

Bedroom 2

10' 3" x 7' 2" (3.12m x 2.18m)

Having uPVC double glazed window to the side aspect, radiator, coved ceiling, built in wardrobe and access to the loft.

Shower Room

5' 1" x 6' 1" (1.55m x 1.85m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, WC and radiator.

Outside

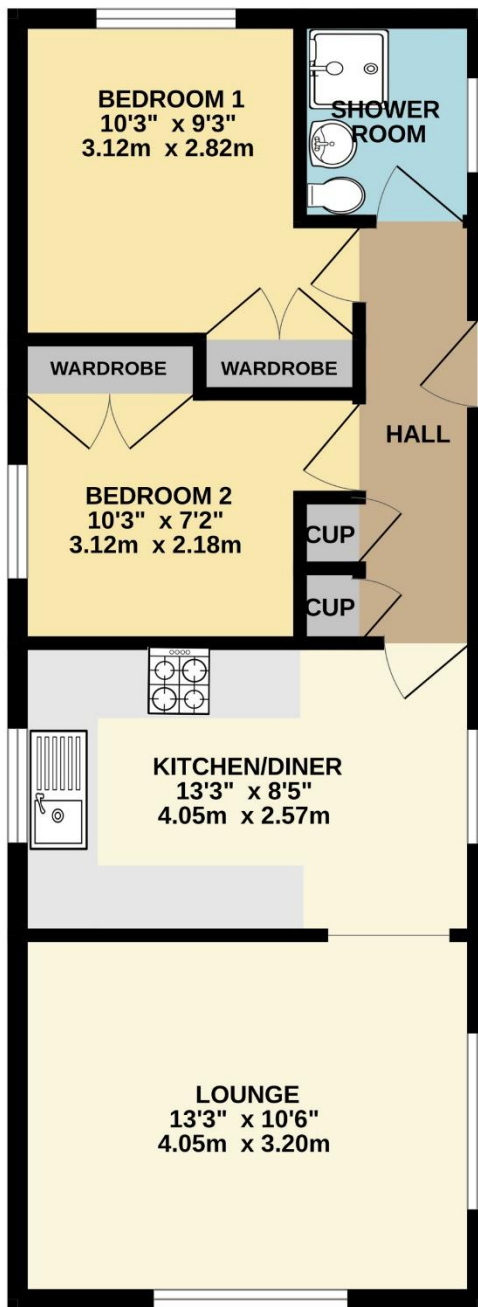
Recently painted exterior. Having off street parking, garage, lawned side garden, paved rear garden, shed and fenced surround.

Agents Note - Fees

£149.04 ground rent paid monthly. Water and electric paid quarterly to site. Gas and council tax to be paid by new owner.



GROUND FLOOR



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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