



King&Co.

WILLOW COURT, WASHINGTON, LN4 1AS
£220,000





INFORMATION

Construction - Cavity wall

Council tax band - B

EPC rating - D

Heating - Gas central heating

Utilities - Mains gas, electric, water and drainage

Mobile - mobile coverage available

Broadband - For more information on broadband and mobile coverage go to: checker.ofcom.org.uk

DESCRIPTION

Having been extensively and sympathetically updated by the current owner, this three bedroom terrace provides buyers with the convenience of being able to move straight in.

The property stands on Willow Court within the popular and well served village of Washingborough enjoying a wide range of amenities being within a walk for most.

Over the last few years, the current owner has modernised the property to include but not limited to;



Installation of a new gas central heating system
 Modern kitchen with fitted appliances
 Modern bathroom
 Modern décor throughout
 Beautifully landscaped front and rear gardens
 creating an ideal place to sit and relax with little
 ongoing maintenance

In the Agent's opinion, a formal viewing is vital to
 appreciate the accommodation and fit and finish
 throughout this home.

ENTRANCE HALL

LOUNGE

13' 7" x 11' 9" (4.16m x 3.60m)

KITCHEN DINER

15' 4" x 9' 10" (4.68m x 3.02m)

FIRST FLOOR LANDING

BEDROOM 1

13' 10" x 8' 5" (4.23m x 2.57m)

BEDROOM 2

8' 5" x 9' 10" (2.57m x 3.01m)

BEDROOM 3

7' 4" x 6' 7" (2.24m x 2.01m)

BATHROOM

6' 7" x 5' 3" (2.01m x 1.62m)

VIEWINGS

Strictly by prior appointment through the Agents
 office on 01522 525255

TENURE

We understand that the property is freehold. Vacant
 possession will be given upon completion.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties
 to a transaction and will therefore, when negotiating
 a Sale, require to see proof of identification, e.g.
 Passport or Driving License / Utilities Bill, to conform
 with the Money Laundering Regulations 2003 and
 the Proceeds of Crime Act 2002.

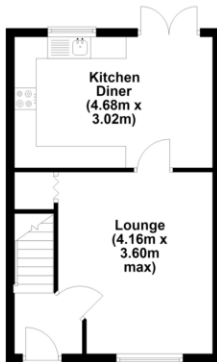




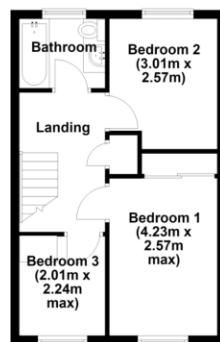
SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

Ground Floor
Approx. 33.7 sq. metres (363.1 sq. feet)



First Floor
Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 67.5 sq. metres (726.2 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

