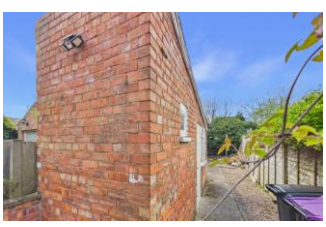
40 Queen Street,
Horncastle, LN9 6BG
Asking Price Of £150,000

Walters ESTATE AGENTS

- Traditional Mid-Terrace Town House
- Prime & Much Sought After Location
- Living/Dining Kitchen, 2 Bedrooms, Bathroom
- 2 Basement Rooms & Store
- Rear Gardens
- No Upward Chain

Offered to the market with NO UPWARD CHAIN, this traditional mid-terrace 2/3 bedroom townhouse is ideally situated within a prime and highly sought-after residential area of the town. The property benefits from well-proportioned and conveniently sized gardens, along with a large external storage shed. Internally, the home is equipped with gas-fired central heating.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk

RICS™ Regulated by RICS

FRONT LIVING ROOM 11' 0" x 10' 7" (3.35m x 3.23m) Having feature tiled fireplace and hearth, side recess cupboard with shelving over, front entrance door, double radiator, telephone point and open access to:

KITCHEN 19' 5" x 8' 2" (5.92m x 2.49m) (Max) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Zanussi free-standing electric cooker and grill with four ring ceramic hob with extractor fan and light over, two radiators, rear entrance door, return staircase to the first floor, door leading to the staircase to the basement. Gas wall mounted combination boiler, built-in shelved storage cupboard.

BATHROOM 6' 2" x 6' 0" (1.88m x 1.83m) Having panelled bath with shower over with curtain and rail, pedestal hand basin and low level WC. Tiled floor, part-tiled walls, extractor fan and in-set ceiling lights.

FIRST FLOOR - BEDROOM ONE 10' 1" x 8' 7" (3.07m x 2.62m) With double radiator.

BEDROOM TWO 14' 3" x 8' 0" (4.34m x 2.44m) With double radiator and built-in wardrobe.

THE BASEMENT

SNUG ROOM 11' 7" x 11' 0" (3.53m x 3.35m) Having double radiator, staircase to ground floor, door to :

STORE ROOM 7' 6" x 4' 8" (2.29m x 1.42m) off, An open access leads to:

FRONT SITTING ROOM 11' 2" x 10' 6" (3.4m x 3.2m) Which could be used as a third bedroom, with feature brick fireplace and hearth, double radiator, windows opening onto a lower gravelled small front garden.

OUTSIDE - BRICK & TILED STORE SHED 13' 7" x 4' 5" (4.14m x 1.35m) With power and light connected.

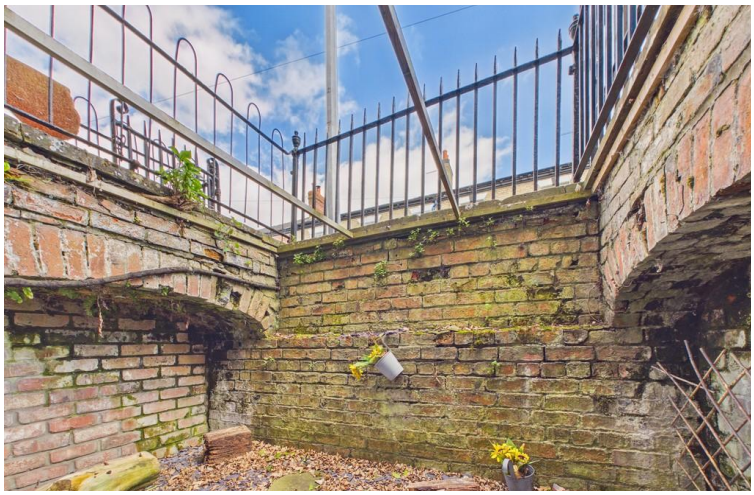
THE GARDENS Are situated to the rear of the property with footpaths and gravelled areas for ease of maintenance. There are 'rights of access' to the side of No. 42 and over the rear of No. 40 for adjoining properties.

OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band A.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.



Floor 0

Floor 1

Floor 2

Approximate total area(1)
818 ft²

Reduced headroom
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

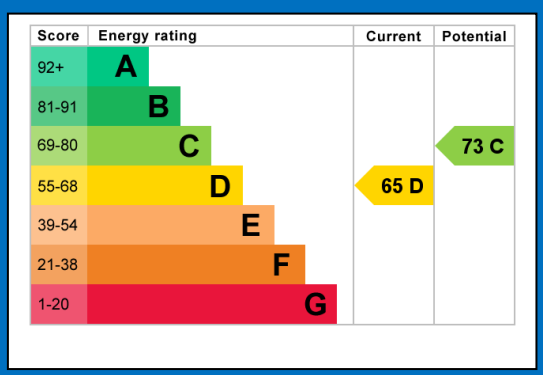
GIRAFFE360

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.



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