



Hadrian Way, Caistor



**£153,500**

- Lounge
- Cloak room
- Dining Kitchen
- Designated parking
- 2 Double Bedrooms
- Enclosed Gardens
- Freehold
- Epc rating C
- Council Tax Band A



Enjoying the benefits of a modern specification this centre Terrace town house offers stylish 2 bedroom accommodation in a maturing residential area. Enjoying views towards The Wolds the property includes a forward facing Lounge, Dining Kitchen with oven and hob cloakroom and first floor bathroom. In addition to the enclosed rear gardens there is a designated parking space. The home is considered to be an excellent first home or investor opportunity.

### ENTRANCE

A upvc door opens to a Reception Lobby with radiator and stair to the first floor.

### LOUNGE

3.18m x 3.78m (10'5" x 12'5")

A forward facing room with upvc double glazed window, radiator, tv aerial point and telephone point.

### INNER HALL

With deep walk-in cupboard.

### CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, radiator and extractor fan.

### DINING KITCHEN

3.45m x 4.16m (11'4" x 13'7")

Well appointed with a range of gloss finished white fronted units and grey wood grain tops to include stainless steel sink with cupboards under, space for an automatic washing machine, refrigerator recess, inset gas hob with steel splashback, oven under and chimney extractor over, radiator, upvc double glazed window, 3 further units at eye level together with gas fired central heating boiler and upvc double glazed French door to the rear garden.



## LANDING

Access to the roof space.

## BEDROOM 1

3.16m x 4.14m (10'5" x 13'7")

A double room with upvc double glazed window to the rear aspect, radiator, tv aerial point, telephone point and fitted triple wardrobe.

## BEDROOM 2

3.01m x 4.16m (9'11" x 13'7")

A forward facing double room with upvc double glazed window, radiator and bulkhead cupboard.

## BATHROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with mixer shower attachment, part tiled walls, extractor fan, radiator and electric shaver point.

## OUTSIDE

The property is fronted by a bark topped buffer garden. The enclosed rear garden is ideal for informal entertaining and there are 2 designated parking spaces in the communal parking area to the left of the property.

## TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

## COUNCIL TAX

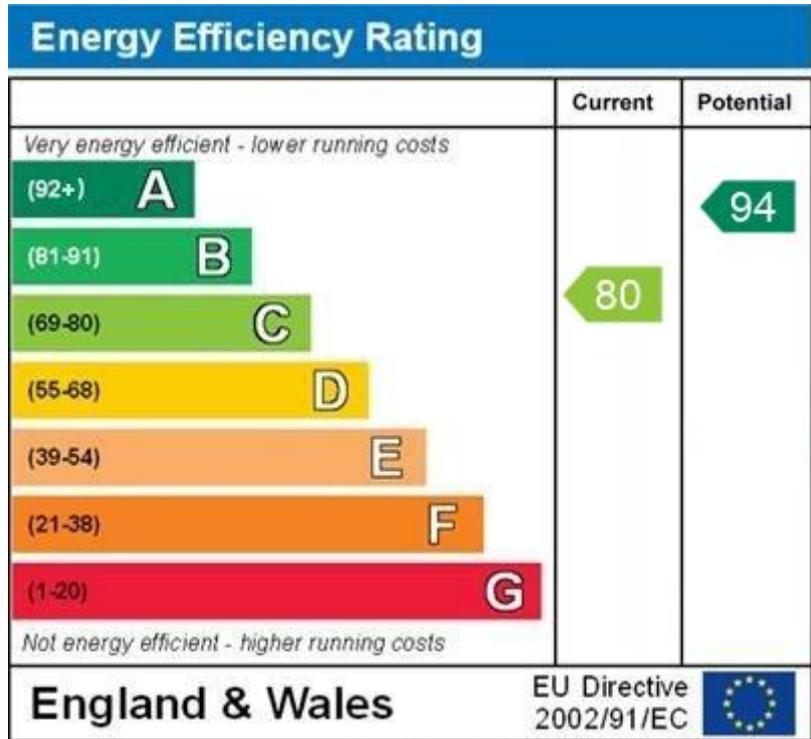
We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

## FLOOR PLANS

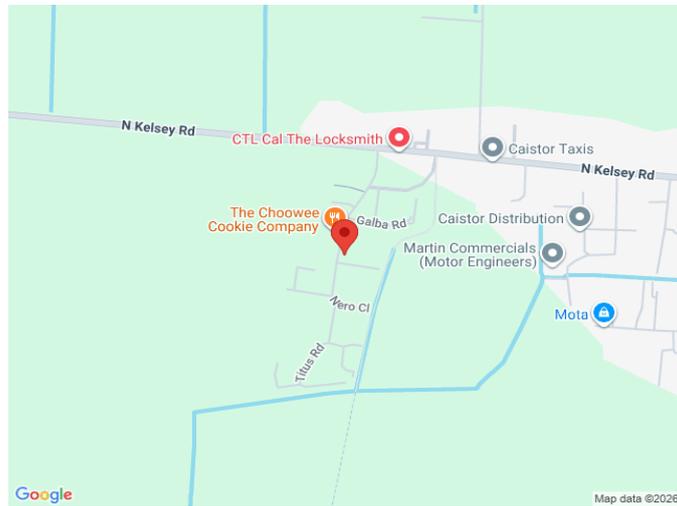
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

## ANTI MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.



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