

71 Northgate  
Sleaford, Lincolnshire  
NG34 7BS  
Tel: 01529 415997  
Email: sleaford@belvoirlettings.com  
www.belvoirlettings.com

# BELVOIR!



**18 Old Place, Sleaford, NG34 7HR**

**Offers Over £60,000**

This two bedroom first floor flat is within walking distance of town and the local amenities. The accommodation comprises of Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom and an Allocated Parking Space. The property has electric heating and has UPVc double glazed windows throughout. The EPC rating is D and the Council Tax Band is A.



# 18 Old Place, Sleaford, NG34 7HR

## Accommodation

### Entrance Hallway

### Lounge

13'11" x 13'4" (4.24m x 4.06m)

### Kitchen

14'8" x 6'9" (4.47m x 2.06m)

### Bedroom One

13'7" x 9'5" (4.14m x 2.87m)

### Bedroom Two

9'9" x 6'7" (2.97m x 2.01m)

### Bathroom

### Outside

### Other Information

### Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

### Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



# BELVOIR!