



Rhodes Avenue, Sleaford NG34 7PB

welcome to

Rhodes Avenue, Sleaford

Ideally positioned on the edge of Sleaford town centre, is this spacious mid-terraced home offers versatile living accommodation including a lounge, kitchen, utility, conservatory and WC, together with a generous rear garden and on-street parking. Ideal first home or investment. NO ONWARD CHAIN.



Entrance Hall

Having tiled flooring and radiator.

Lounge

There is a TV point, radiator, wooden flooring and window to the front.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, electric cooker, radiator, wooden flooring and window to the rear.

Utility

There is wooden flooring and door to the rear.

Conservatory

Having wooden flooring, radiator and access to a WC.

First Floor Landing

Having a cupboard and access to the loft.

Bedroom One

There is a radiator, wooden flooring and window to the rear.

Bedroom Two

Having wooden flooring, radiator and window to the front.

Bedroom Three

There is a cupboard, radiator, wooden flooring and window to the front.

Bathroom

Fitted with a suite comprising a bath with shower over, wash hand basin, WC, radiator, tiled flooring and two windows to the rear.

Outside Front

To the front of the property there is hedging to the borders, lawn and pathway leading to the front door.

Rear Garden

The large enclosed narrow lawned garden has a patio and shed.

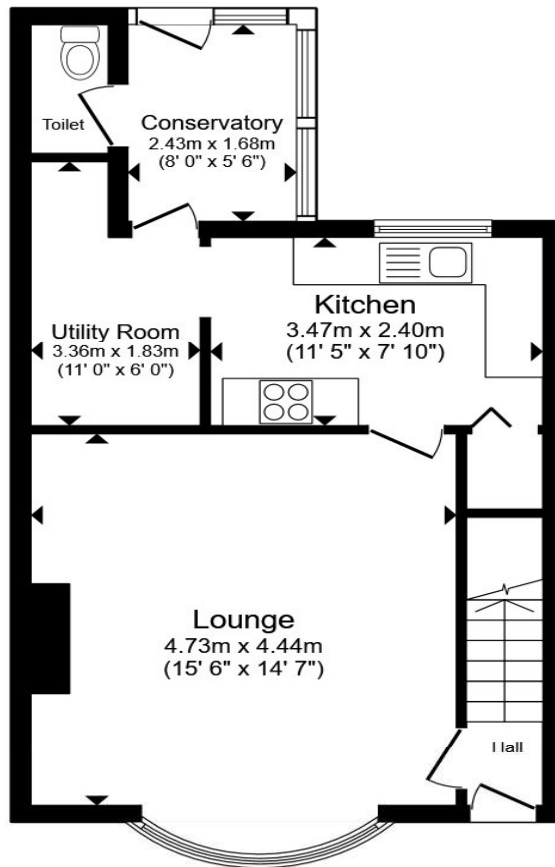
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

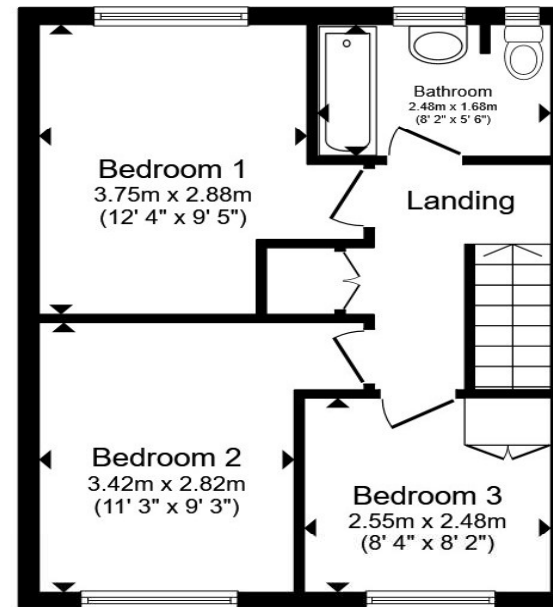


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Ground Floor



First Floor

Total floor area 85.8 m² (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Rhodes Avenue, Sleaford

- Perfect home for first time buyers or investors
- Situation on the outskirts of Sleaford town centre
- Good size rear garden
- Walking distance to amenities
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH113227 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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