

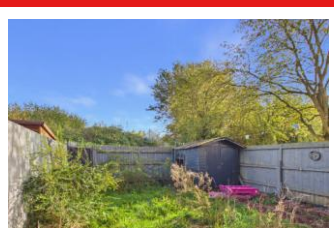
7 Tweed Close,
Horncastle, LN9 6DJ
Asking Price Of £135,000

Walters
ESTATE AGENTS

- End-Terrace House
- Ideal FTB Home
- 3 Bedrooms, Bathroom
- Garden. Ample Parking Available
- Gas CH. uPVC Units
- NO UPWARD CHAIN

Walters are pleased to offer to the market this three-bedroom end-terrace home, ideally suited to first-time buyers and is situated close to the entrance of College Park, towards the outskirts of the town. The property benefits from gas-fired central heating and uPVC double-glazed windows throughout. Externally, there is an enclosed rear garden together with ample off-road parking to the front. Further benefits include NO UPWARD CHAIN, making this an appealing opportunity for those looking to take their first step onto the property ladder.



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

RICS™
Regulated by RICS







RECEPTION HALL Having return staircase to the first floor with under stairs storage cupboard, covered radiator, laminate flooring, built-in storage cupboard.

CLOAKROOM Having low level WC, hand basin.

LOUNGE 21' 4" x 11' 2" (6.5m x 3.4m) Having feature fire surround and hearth with fitted coal effect fire, two double radiators, TV point and uPVC sealed double glazed double doors to the rear garden.

KITCHEN 10' 1" x 7' 4" (3.07m x 2.24m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill with four ring gas hob, extractor fan and light over, space and plumbing for washing machine.

FIRST FLOOR LANDING With access to the roof void, wall thermostat and cupboard housing the gas fired wall mounted boiler.

BEDROOM ONE 11' 3" x 10' 10" (3.43m x 3.3m) Having

range of free standing wardrobes, radiator.

BEDROOM TWO 11' 3" x 10' 4" (3.43m x 3.15m) Having covered radiator.

BEDROOM THREE 9' 11" x 7' 3" (3.02m x 2.21m) Having radiator and laminate flooring.

BATHROOM 9' 11" x 7' 4" (3.02m x 2.24m) Having panelled bath, corner shower cubicle, pedestal hand basin and low level WC. Radiator, part-tiled walls, extractor fan.

OUTSIDE Enclosed rear gardens with timber and felt garden store shed. Ample car-parking to the front.

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 Agents - Walters.











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.

EPC GRAPH TO FOLLOW

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of – Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither –Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.