



8 CAME COURT WOODHALL SPA, LN10 6DA

£245,000
LEASEHOLD

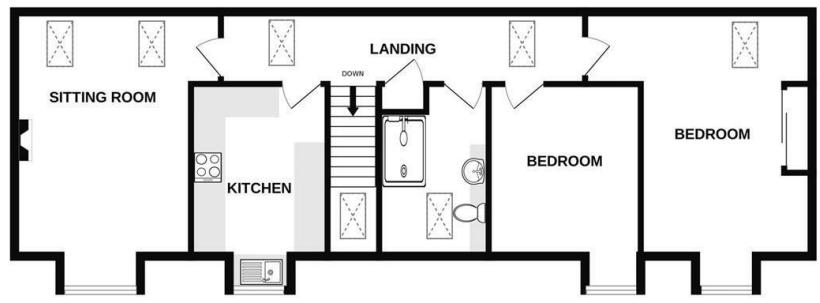
8 Came Court is an appealing village-centre property, located to a small private development; set across two floors. With a versatile snug/office entrance space, utility, conservatory and hallway to the ground floor; the property branches out across the width of the garages beneath to provide two spacious bedrooms, a large sitting room plus kitchen and shower room to the first floor. The property is complete with a generous garden; and gates to the side through to parking space. The shopping, social and educational facilities of this most sought-after Lincolnshire village are within easy walking distance.

BELL

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C **Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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