12 Eusden Court, Clinton Park, Tattershall, LN4 4PT
Asking Price Of £110,000

Walters ESTATE AGENTS

- End-Terrace House
- Hall, Lounge, Dining Kitchen
- 2 Bedrooms, Box Room, Bathroom
- Numerous Outbuildings
- Open Front Outlook
- Car-Parking, NO UPWARD CHAIN

Brought to the market is this pleasantly situated end-terrace property, with an open outlook to the front. The property has two double bedrooms with first floor study and a lounge which overlooks the green space to the front, near to the school and the dining kitchen to the rear where there is a private garden with numerous outbuildings and gated access to the car-parking area. Solid fuel central heating, uPVC sealed double glazed windows and offered to the market with NO UPWARD CHAIN.

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

RICS Regulated by RICS

RECEPTION HALL Accessed through a uPVC sealed double glazed door with laminate flooring, coats rail, radiator and open tread staircase to the first floor.

LOUNGE 14' 0" x 10' 8" (4.27m x 3.25m) Having a feature fire surround housing the solid fuel room heater with back boiler for central heating, radiator, laminate flooring, wall light, TV and telephone points.

DINING KITCHEN 16' 8" x 9' 5" (5.08m x 2.87m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Breakfast bar to one wall, space for cooker with extractor fan and light over, space and plumbing for washing machine, tiled flooring, radiator, stable door to the rear garden.

FIRST FLOOR LANDING Giving access to the roof void.

BEDROOM ONE 13' 2" x 8' 6" (4.01m x 2.59m) (Plus access) Having radiator and built-in double wardrobe with double cupboard over.

BEDROOM TWO 10' 7" x 8' 8" (3.23m x 2.64m) (Plus access) Having radiator and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted with shelving and further storage cupboards and wall mirror.

BOX ROOM 6' 9" x 5' 7" (2.06m x 1.7m) With radiator.

BATHROOM 7' 9" x 5' 5" (2.36m x 1.65m) Having enclosed bath with electric shower over, side folding screen, pedestal hand basin, low level WC. Radiator, wall mirror, tiled flooring.

OUTSIDE There is an ALLOCATED PARKING SPACE to the side of the property.

THE GARDENS

Small front garden with a pleasant outlook to the front over the green land and towards the school. To the rear, which is fully enclosed, is a patio area and footpaths.

WORKSHOP 10' 7" x 9' 5" (3.23m x 2.87m) Of timber and felt, power and light connected, fitted storage cupboards and wall shelves.

ATTACHED OUTSIDE COAL/WOOD STORE Further attached STORE SHED. Attached OPEN STORE AREA with two additional STORE SHEDS and gated access to the side passageway leading to the parking area.

OUTGOINGS - The property is situated within the East Lindsey District Council. 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 and blinds where fitted.

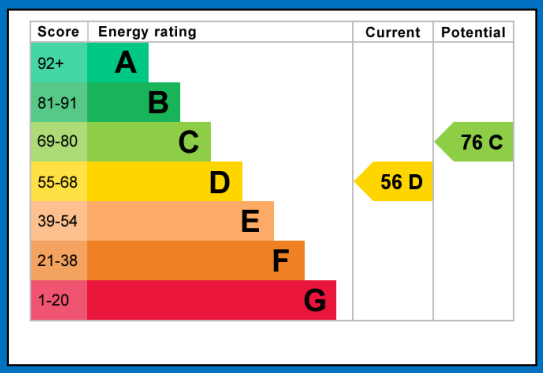
VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agents - Walters.

Floor plans are to show layout only and not dawn 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.



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