NEWTONFALLOWELL



West Banks, Sleaford
£150,000

2 1 2

2 1 2

Key Features

- Two Double Bed Terrace House
- No Chain
- Two Reception Rooms
- Close To Town Centre
- Downstairs W.C.
- Council Tax Band A
- EPC rating D















Offered to the market with NO ONWARD CHAIN, this well-presented two-bedroom terraced house provides deceptively spacious accommodation arranged over two floors. Conveniently situated within Sleaford, the property offers a well-balanced layout with the added benefit of a separate dining room, downstairs cloakroom and an enclosed rear yard.

Internally, the accommodation comprises a Lounge to the front, separate Dining Room and Kitchen to the rear, together with an entrance lobby and downstairs Cloakroom. To the first floor are two well-proportioned double bedrooms and a Bathroom.

Outside, the property benefits from an enclosed rear yard, providing a private and manageable outdoor space with relatively low maintenance requirements.

Lounge
4.27m x 4.57m (14'0" x 15'0")

Dining Room
3.05m x 4.57m (10'0" x 15'0")

Kitchen
3.66m x 1.83m (12'0" x 6'0")

Bedroom 1
2.74m x 4.57m (9'0" x 15'0")

Bedroom 2
4.57m x 2.44m (15'0" x 8'0")

Bathroom
3.96m x 2.13m (13'0" x 7'0")

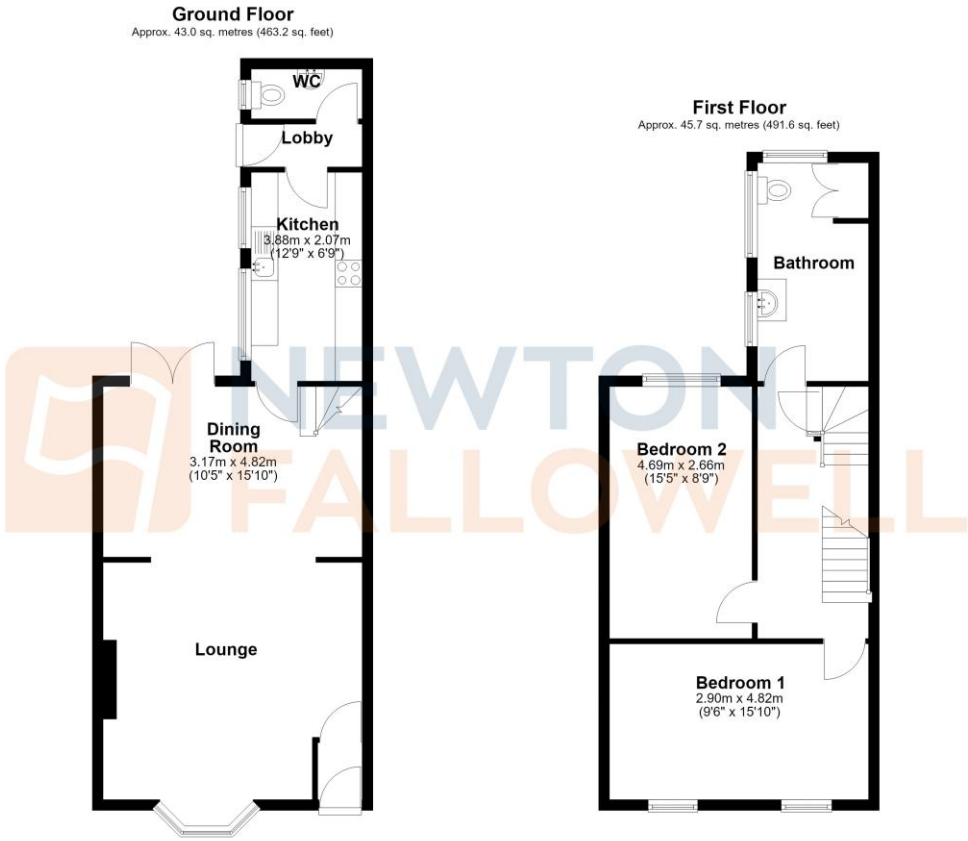
Agents Note

These are draft particulars awaiting vendor approval. 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 or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

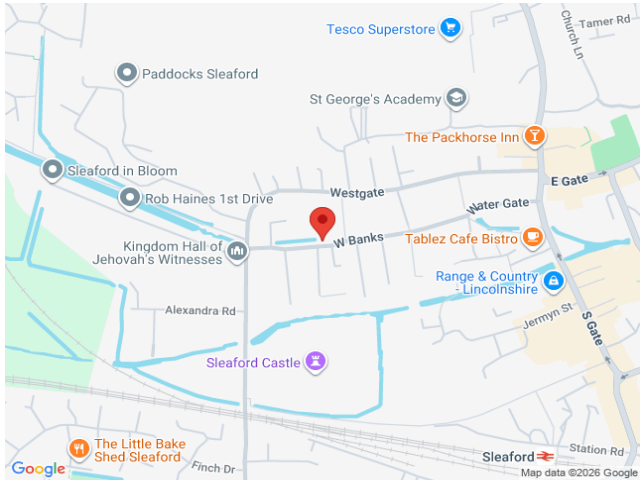
Financial Services

As part of our continued commitment to providing the best advice to all 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 is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.

Floorplan



Total area: approx. 88.7 sq. metres (954.9 sq. feet)



NEWTON FALLOWELL

Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk