



Constantine Close, Market Rasen



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£152,000



## Key Features

- NO UPWARD CHAIN
- SECURE REAR GARDEN
- KITCHEN WITH APPLIANCES
- 2 DOUBLE BEDROOMS
- 2 CAR PARKING
- EXCELLENT FIRST HOME
- EPC RATING C
- FREEHOLD





## NO ONWARD CHAIN.

Enjoying the benefits of a modern specification this centre Terrace town house offers comfortable 2 bedroom accommodation in a maturing residential area. The property includes a forward facing Lounge, Dining Kitchen with fitted appliances and doors opening to the enclosed, secure rear gardens. and first floor bathroom. In addition to the rear gardens there is a designated parking for 2 cars. The home is considered to be an excellent first home or investor opportunity.

## VIRTUAL TOUR

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### ENTRANCE

A composite door opens to the hall with stair to the first floor.

### LOUNGE 3.78m x 3.17m (12'5" x 10'5")

A well lit forward facing room with double glazed window and radiator.

### INNER LOBBY

Deep under stair store cupboard.

### CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, radiator and extractor fan.

### DINING KITCHEN 4.16m x 3.49m (13'7" x 11'6")

A generous social space linked to the garden via French doors and appointed with a range of modern grey fronted units with complementary work tops with inset 1 1/2 bowl sink units, integrated dishwasher, space and plumbing for an automatic washing machine, built in fridge and freezer inset 4 gas burner stainless steel hob with extractor over and oven under and cupboard housing the gas fired combination boiler.

### LANDING

Centrally place with spindle balustrade rail and access to the roof space.

### BEDROOM 1 4.17m x 3.16m (13'8" x 10'5")

A rear facing double room with fitted triple wardrobe and radiator.



### BEDROOM 2 4.16m x 2.91m (13'7" x 9'6")

A further double room with window to the front aspect, radiator and bulkhead cupboard. ( Maximum measurements.)

### BATHROOM 2.2m x 2.02m (7'2" x 6'7")

Appointed in a suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with mixer shower and side screen, chrome radiator, tiled splash and shower areas and extractor fan.

### OUTSIDE

The property is fronted by a 2 car reception area with a small buffer garden. The enclosed rear includes a neat lawn with 2 raised planters together with flagged walkways and matching patio. A high gate allows pedestrian access to the rear.

### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

### KEY FACTS FOR BUYERS

[CLICK HERE](#)



