



The Hedgerows, Sleaford NG34 8RE

welcome to

The Hedgerows, Sleaford

Ground floor flat close to Sleaford town centre, offered for sale with a tenant in situ. The property features a spacious lounge, kitchen, bathroom and benefits from a parking space to the rear. An ideal investment opportunity.



Communal Entrance

Hall

Being entered via a front door and has a cupboard.

Lounge

There is a TV point, two radiators and windows to the front and rear.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, gas oven, hob, plumbing for washing machine, radiator, vinyl flooring and window.

Bedroom One

There is a radiator, TV point and window to the rear.

Bedroom Two

Having a radiator, TV point and window to the front.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, vinyl flooring and window to the side.

Outside

There is communal parking.

Agents Note One

We have been unable to verify information relating to the lease/associated costs and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agents Note Two

The property is being sold with a tenant in situ.

Agents Note Three

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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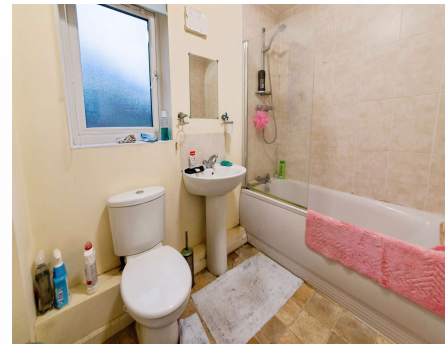
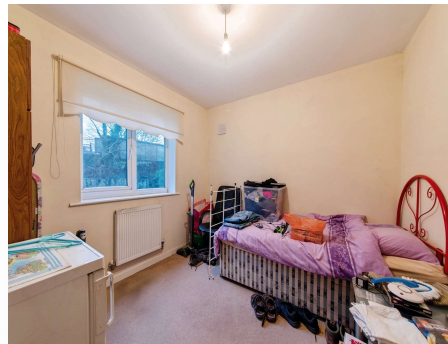
- SOLD WITH TENANT IN SITU
- Ground floor apartment
- Close proximity to Sleaford town centre
- Two good sized bedrooms and spacious lounge
- Walking distance to local amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

£65,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
SNH113037 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk