

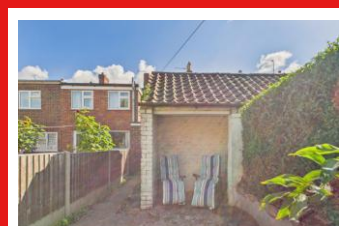


**114 Foundry Street,
Horncastle, LN9 6AF
Offers In Region Of £129,750**



- Immaculately Presented Town House
- Sought After Residential Area
- Lounge, Kitchen, Rear Lobby
- 2 Bedrooms, Bathroom
- Garden, Part Covered Patio Area
- Gas Central Heating. uPVC Units

Offered to the market is this immaculately presented two double bedroom mid-terraced town house, ideally situated within this much sought-after area of the town. The property enjoys an open aspect to the front, ample on-street parking and a conveniently sized rear garden, incorporating a lawn, outside shed and part-covered patio area. Further benefits include gas fired central heating and uPVC units throughout. This attractive home is brought to the market with the considerable advantage of NO UPWARD CHAIN, and an internal inspection is highly recommended.



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





This highly desirable mid-terrace town house is an ideal first time buyer home, or alternatively as an investment opportunity. The accommodation briefly comprises :

FRONT LOUNGE 11' 5" x 10' 0" (3.48m x 3.05m) Having uPVC sealed double glazed entrance door, radiator, telephone point.

KITCHEN 11' 6" x 8' 2" (3.51m x 2.49m) Having stainless steel single drainer sink unit with range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven with four ring ceramic electric hob over, space and plumbing for washing machine, part-tiled walls, door and return staircase to the first floor, radiator, gas fired wall mounted combination boiler. Rear uPVC sealed double glazed entrance door, built-in shelved storage cupboard.

BATHROOM 8' 8" x 5' 4" (2.64m x 1.63m) Having panelled bath with shower mixer taps, pedestal hand basin and low level WC. Fully tiled walls, radiator, extractor fan.

FIRST FLOOR - SMALL LANDING Off which are :

BEDROOM ONE 11' 7" x 10' 1" (3.53m x 3.07m) With radiator and access to the roof void.

BEDROOM TWO 9' 1" x 8' 1" (2.77m x 2.46m) With radiator and built-in shelved storage cupboard.

OUTSIDE Small front garden with hedging giving privacy, there is a shared secure gated passageway to the side which leads to the rear garden of which there are rights of way over for Nos. 110 and 112 Foundry Street.

BRICK BUILT STORAGE SHED 6' 0" x 6' 0" (1.83m x 1.83m) With part covered patio area behind, beyond which are fully enclosed rear gardens with lawn, colourful flower beds.

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.

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





Floor plans are to show layout only and not drawn 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.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		