



Orchard Close, Sleaford NG34 7GS

welcome to

Orchard Close, Sleaford

Spacious second floor apartment in a sought after Sleaford location, offering excellent potential for modernisation. Features a generous living area, fitted kitchen and electric heating. Close to town centre amenities and transport links with on street parking. NO CHAIN.

Entrance Hall

Having a heater.

Lounge Diner

15' 1" x 14' (4.60m x 4.27m)

There is an electric heater, TV point and window to the rear.

Kitchen

15' 1" max x 7' (4.60m max x 2.13m)

Fitted with a range of wall and base units with work surfacing over, one and a half bowl stainless steel sink, gas cooker, vinyl flooring and window to the rear.

Bedroom One

13' 1" x 9' 7" (3.99m x 2.92m)

There is an electric heater and window to the side.

Bedroom Two

9' 10" x 6' 8" (3.00m x 2.03m)

Having an electric heater and window to the front.

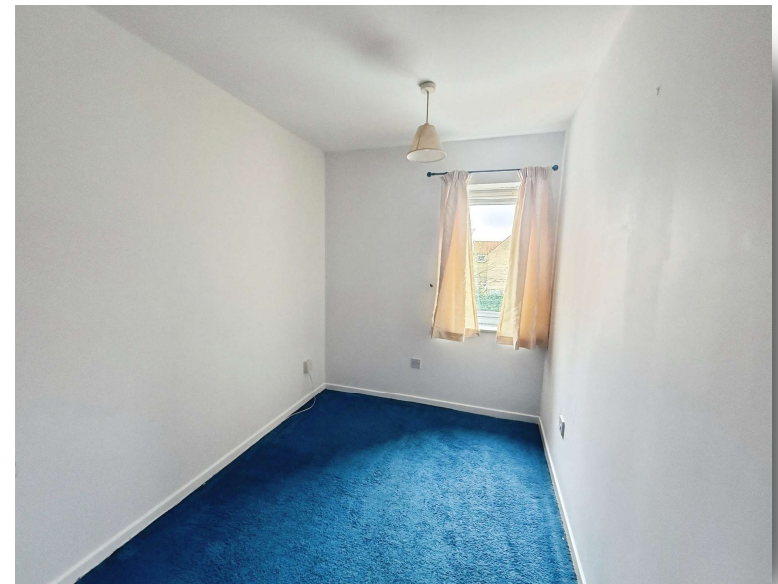
Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, vinyl flooring and heater.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Orchard Close,
Sleaford

- Two bedroom second floor apartment
- Spacious lounge
- Key coded secure entrance
- Residential location close to town centre
- No onward chain

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



view this property online williamhbrown.co.uk/Property/SNH112861



Property Ref:
SNH112861 - 0007

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.



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