



***6 Alexandra Terrace,
Woodhall Spa, LN10 6RN
Asking Price Of £169,950***



- Mid-Terrace Family Home
- Beautifully Presented Throughout
- Large Lounge/Diner, Kitchen
- 2 Bedrooms, Shower Room
- Small Garden & Workshop
- Gas Central Heating. uPVC Units

Walter's is pleased to present this beautifully presented and deceptively spacious Victorian mid-terrace family home, arranged over three floors. The property offers a generous lounge/diner, a well-proportioned kitchen, two double bedrooms, and a modern shower room with WC. Externally, the home benefits from low-maintenance gardens, with the rear garden featuring a large workshop. Ideally located within close proximity to the village centre, the property enjoys easy access to a range of excellent local amenities and facilities.



Woodhall Spa - 01526 353185
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LOUNGE/DINER 25' 0" x 11' 7" (7.62m x 3.53m) Having uPVC sealed double glazed front entrance door, return staircase to the first floor, two radiators, TV aerial lead, telephone point, high ceilings with two, three pendant lights, sliding door to:

KITCHEN 17' 0" x 5' 9" (5.18m x 1.75m) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Flavel range electric cooker with two ovens, grill, five ring ceramic hob with warming plate and extractor fan and light over. Free-standing fridge/freezer, in-set ceiling lights, space and plumbing for washing machine, uPVC sealed double glazed double doors to rear garden and patio area.

FIRST FLOOR - SMALL LANDING With under-stairs storage cupboard, door to shower room and a door to further landing area with door to bedroom and staircase to the second floor.

BEDROOM ONE 11' 9" x 11' 0" (3.58m x 3.35m) Having cast iron original fire surround, free-standing triple wardrobe, laminate flooring, radiator.

SHOWER ROOM 10' 10" x 4' 5" (3.3m x 1.35m) Having large tiled corner shower cubicle, waterfall shower head, vanity hand basin with double cupboard under and low level WC. Radiator, extractor fan and cupboard housing the gas fired wall mounted combination boiler.

SECOND FLOOR - BEDROOM TWO 12' 9" x 11' 0" (3.89m x 3.35m) Having radiator, original cast iron fire surround, free-standing wardrobe, part-sloping ceiling with Velux window.

OUTSIDE- SMALL GRAVEL FRONT GARDEN With walk-way to Witham Road, where there is on-road parking available. Enclosed rear garden with timber decking patio area, further slabbed patio area. There is an outside cold water tap and power points.

GARDEN WORKSHOP 11' 6" x 9' 7" (3.51m x 2.92m) Set to the bottom of the garden and of timber and felt construction with power and light connected.

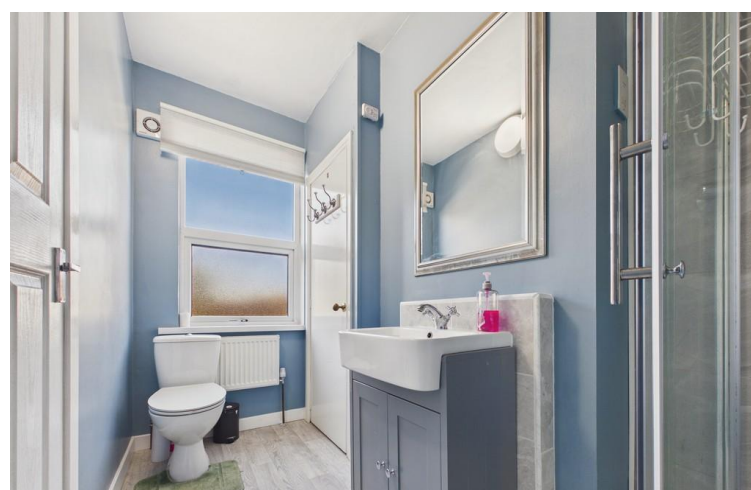
RIGHTS OF ACCESS There is a right of access over the rear garden for No. 5 Alexandra Terrace, although at present, this is blocked off. There is also a right of access for both Nos. 5 & 6 over the rear garden of No. 7 Alexandra Terrace.

OUTGOINGS - The property is situated within the East Lindsey District Council. Property 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 - Walter.





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: Walters'- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
39-54	E		
21-38	F		
1-20	G		

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.