

26 Fitzgerald Court,
Clinton Park, Tattershall, LN4 4PU
Asking Price Of £125,000

Walters ESTATE AGENTS

- Mid-Terrace Dwelling
- Popular Residential Area
- Hall, Lounge, Dining Kitchen
- Conservatory, Store Room, WC
- 2 Bedrooms, Box Room & Bathroom
- Small Garden. Allocated Parking

Brought to the market is this well-appointed mid-terrace two-bedroom home, offering comfortable and versatile accommodation, ideally suited to first-time buyers, down-sizers or investors alike. The property benefits from a lounge, dining kitchen, conservatory and the added convenience of a ground-floor WC. Externally, the property enjoys low-maintenance gardens, together with the benefit of an allocated parking space. Situated within a popular and much sought-after residential area of the village, the property further benefits from gas-fired central heating and uPVC sealed double-glazed units throughout.






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

RICS™ Regulated by RICS







RECEPTION HALL Open-tread staircase to the first floor, radiator, wall thermostat, uPVC sealed double glazed entrance door.

LOUNGE 14' 2" x 10' 9" (4.32m x 3.28m) Having feature fire surround on a hearth with electric coal effect fire, radiator, TV and telephone points.

DINING KITCHEN 17' 0" x 10' 9" (5.18m x 3.28m) Having stainless steel single drainer sink unit, range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric oven and grill with four ring gas hob, extractor fan and light over, space and plumbing for washing machine, part-tiled walls, radiator.

CONSERVATORY 14' 0" x 11' 4" (4.27m x 3.45m) Having uPVC sealed double glazed double doors to the rear garden.

CLOAKROOM Off, with low level WC, corner hand basin, tiled floor and walls.

STORE ROOM With lighting.

FIRST FLOOR LANDING Having access to the roof void.

BEDROOM ONE 13' 1" x 8' 7" (3.99m x 2.62m) Having radiator, built-in double wardrobe with sliding mirror doors.

BEDROOM TWO 10' 9" x 8' 6" (3.28m x 2.59m) Having radiator, telephone point, built-in triple wardrobe with sliding mirror doors.

BOX ROOM 5' 7" x 5' 7" (1.7m x 1.7m) Housing the gas fired wall mounted boiler.

BATHROOM With enclosed bath with electric shower over, folding screen, pedestal hand basin, tiled floor and radiator.

SEPARATE WC With low level cistern.

OUTSIDE There is an ALLOCATED CAR PARKING SPACE. The gardens are of a convenient size, and of low maintenance. Fully enclosed rear garden with gated access leading to the parking area.

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 - Walters









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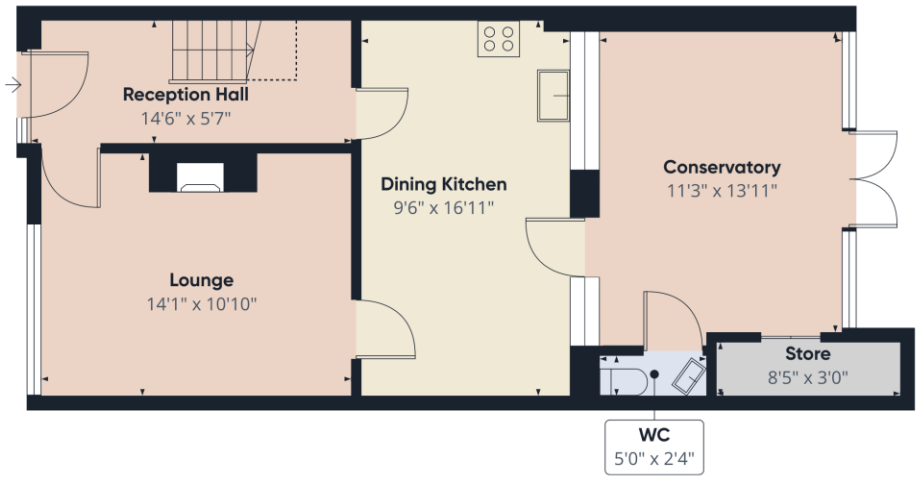
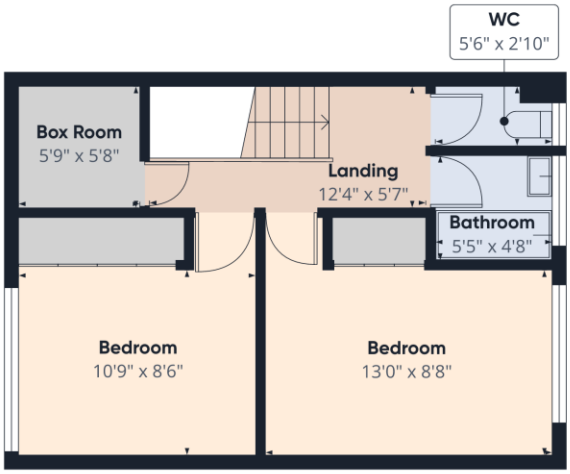


Floor 0





Floor 1

Approximate total area(1)
959 ft²

Reduced headroom
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

EPC GRAPH TO FOLLOW

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.