



Sharpes Court Boston Road, Sleaford NG34 7EZ



welcome to
**Sharpes Court Boston Road,
Sleaford**

- No Onward Chain
- Town Centre Location
- Close to Amenities & Transport Links
- Ideal First Time Buy
- Within Grade II Listed Premises

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jul 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£63,000

Lounge

16' 1" x 11' 11" (4.90m x 3.63m)
There is a radiator, TV point and window to the side with double glazed secondary glazing.

Kitchen

16' x 8' (4.88m x 2.44m)
Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, single drainer sink with mixer tap, electric oven, hob and extractor fan. There is plumbing for washing machine, space for fridge freezer, radiator and window to the lounge.

Store

9' 11" x 2' 1" (3.02m x 0.64m)
There is a wall mounted boiler and tiled flooring.

Bedroom One

12' x 7' (3.66m x 2.13m)
Having a radiator and window with secondary glazing to the side.

Shower Room

8' 1" x 6' 1" (2.46m x 1.85m)
Fitted with a shower, wash hand basin with mixer tap, WC, partly tiled walls, radiator, laminate flooring and extractor.

Agents Note

This property is being sold on behalf of a corporate client. As part of a deceased estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.



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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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