

Woodside Court, Sleaford, NG34 8TZ



Asking Price £104,995 Freehold



****NO CHAIN**** A two bedroom mid terraced house close to amenities and in a popular residential area. The property would be ideal for a first time buyer or BTL investor as requires some modernization internally. The accommodation comprises of Lounge, Kitchen, Two Bedrooms, Bathroom and an Off Road Parking Space to the front of the property and is fully UPVC double glazed. The EPC rating is E and Council Tax Band is A.
11 Woodside Court Sleaford NG34 8TZ.

We are acting in the sale of the above property and have received an offer of £98,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Accommodation

The property is entered through a UPVC half glazed door into the lounge.

Lounge

12'7" x 11'2"



Having stairs to the first floor landing, wall mounted gas fire, bay window, electric consumer unit, T.V. and telephone points.

Kitchen

12'7" x 6'7"



Having a range of wall and base units with worktop over, stainless steel sink with mixer tap, free standing gas cooker, space and plumbing for washing machine, space for tall fridge/freezer, half tiled walls and patio doors leading to the rear garden.

Landing

There is an airing cupboard with shelving and housing the hot water tank. The loft access hatch is also on the landing.

Bedroom One

12'7" x 8'2"



Bedroom Two

6'11" x 6'10"



Bathroom



A three piece suite comprising of pedestal wash hand basin W.C., panelled bath with mixer tap shower and shower curtain, mirrored medicine cabinet and partially tiled walls.

Outside Front

There is a tarmac driveway with parking for one vehicle and a concrete pathway leading to the front door.

Outside Rear



The rear garden has a paved patio area and lawned area with some shrubs. There is also a rear access gate to the garden which is accessed from a passage behind the property.

Financial Services

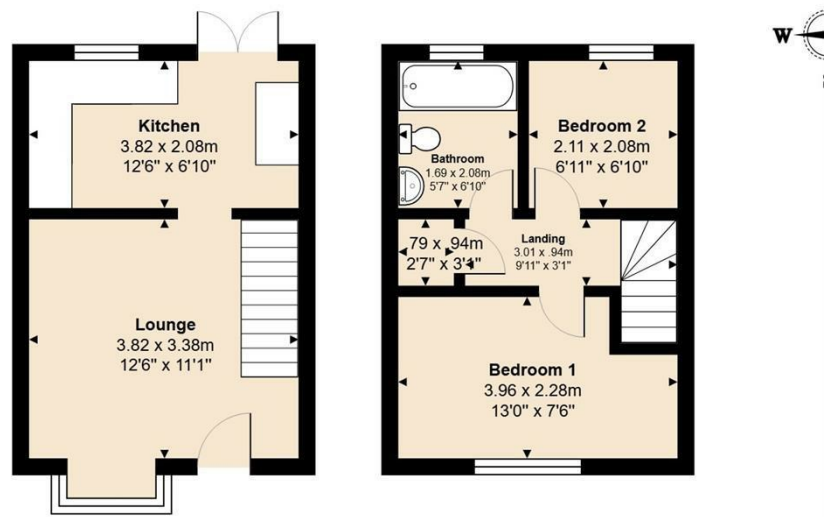
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Disclaimer 1

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services

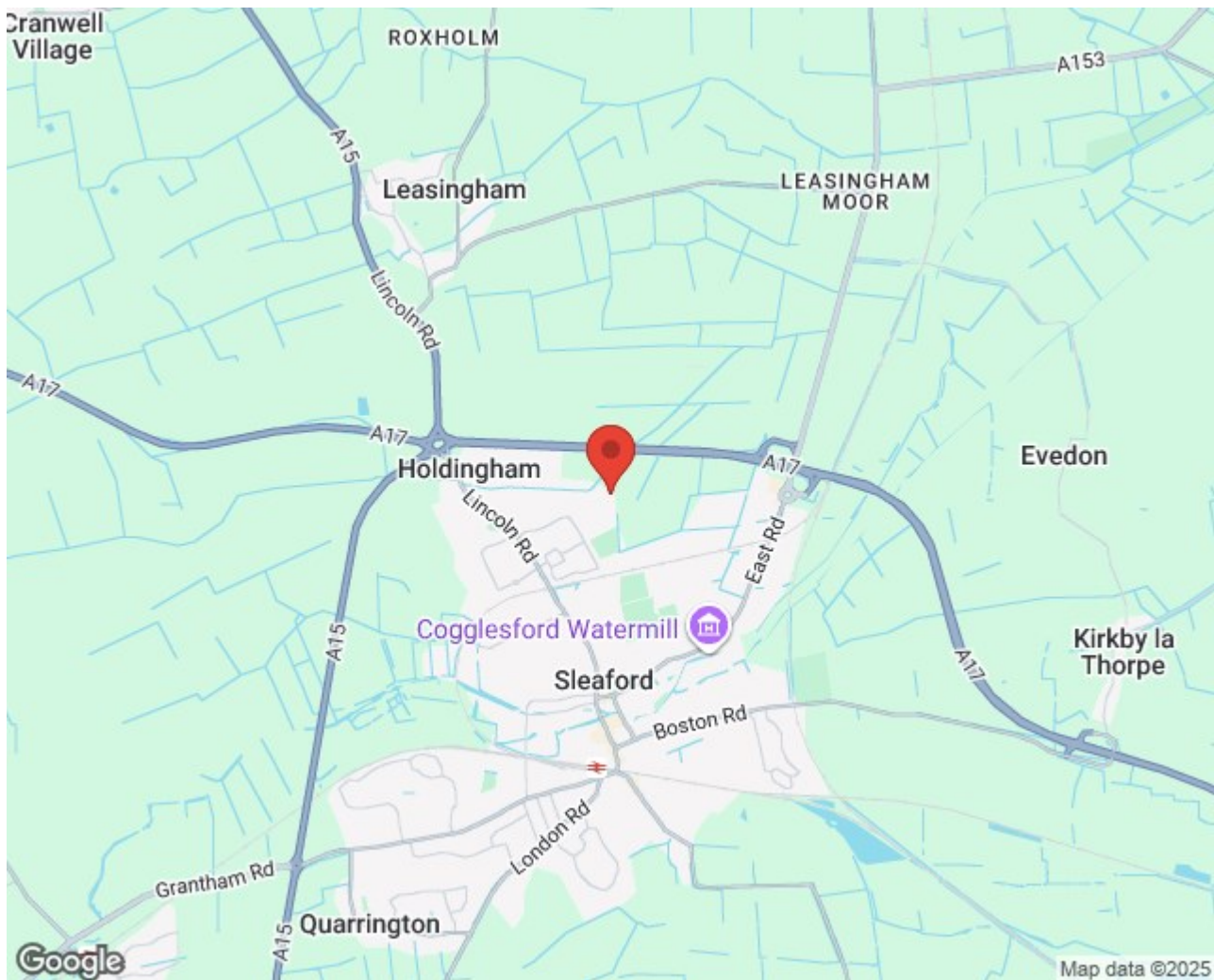
or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Total Area: 44.4 m² ... 478 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	