



£107,500

7 Franklin Square, Spilsby, Lincolnshire, PE23 5JD

NEWTONFALLOWELL 

Franklin Square,
Spilsby, Lincolnshire, PE23 5JD
£107,500 Freehold

NEWTONFALLOWELL 

An end terrace house conveniently located within a short walking distance to Spilsby Town centre. Having an entrance lobby which provides useful storage, a hallway with staircase rising to the first floor, lounge with open fireplace and fitted kitchen to ground floor. A spacious first floor landing gives access to three bedrooms and a shower room. The property benefits from gas central heating and double glazing.



ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE LOBBY

ENTRANCE HALL

LOUNGE

14'2" x 14'2" (4.33m x 4.32m)

KITCHEN

13'6" x 6'11" (4.12m x 2.12m)

FIRST FLOOR LANDING

BEDROOM ONE

14'2" x 14'1" (4.34m x 4.31m)

BEDROOM TWO

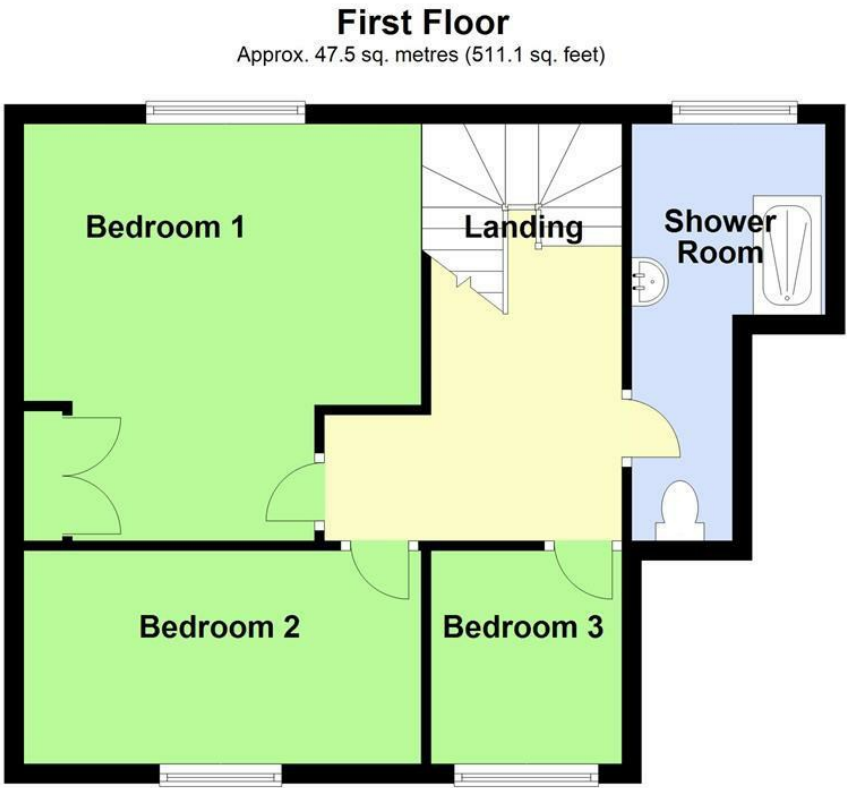
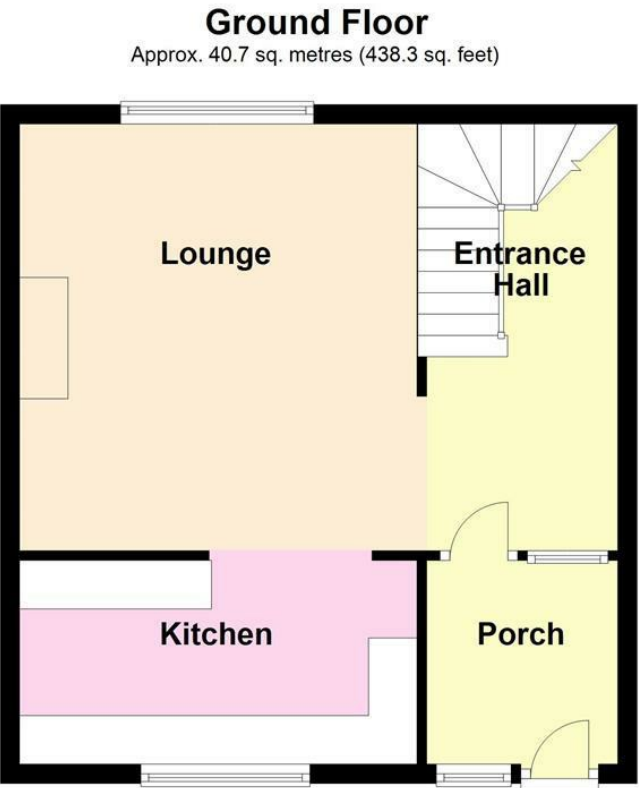
13'6" x 6'10" (4.14m x 2.10m)

BEDROOM THREE/STUDY

7'1" x 6'3" (2.17m x 1.91m)

SHOWER ROOM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 88.2 sq. metres (949.5 sq. feet)



SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01790 755222.



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