

**WESTGATE,
SLEAFORD, NG34 7PP**



£85,000

A superb opportunity for the investment buyer or builder to purchase a large Three Bedroom Terraced House within walking distance of the town centre and its amenities. The property requires total renovation, however is priced with that in mind, and would form a superb investment property or home in the centre of town. The full accommodation comprises Lounge, Living Room, Kitchen, Bathroom with Separate W.C off and Three Good Sized Bedrooms. There is a yard to the rear and gas is connected to the property. The property is also partially Double Glazed.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

Walking from our office, head South and turn left into Westgate. The property is located on the right hand side.

A double glazed entrance door provides access to the:

Lounge: 4.47m (14'8") x 3.58m (11'9")

Having gas fire and built-in cupboard.

Living Room: 4.42m (14'6") x 4.39m (14'5")

Having built-in cupboard, gas fire and understairs cupboard.

Kitchen: 3.53m (11'7") x 2.29m (7'6")

Having sink unit and rear entrance door.

Bathroom: 2.92m (9'7") x 1.65m (5'5")

Having bath pedestal hand washbasin tiled splashbacks and airing cupboard.

Separate W.C:

Having low level w.c.,

Stairs from the Living Room provide access to the first floor landing.

Bedroom 1: 4.50m (14'9") x 3.58m (11'9")

Bedroom 2: 4.42m (14'6") x 2.01m (6'7")

Bedroom 3: 3.45m (11'4") x 2.29m (7'6") max

Outside:

The property has a Yard to the rear.

Council Tax Band A.



Lounge



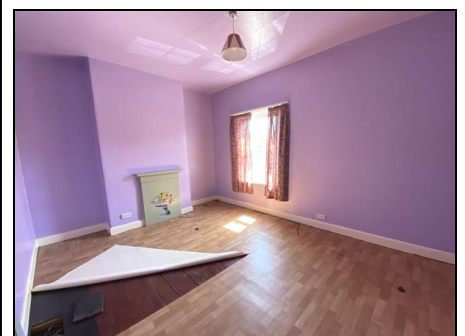
Living Room



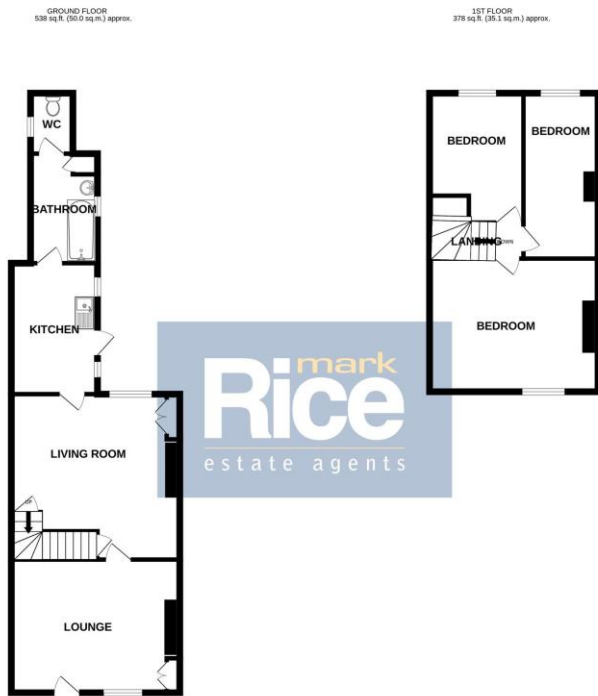
Kitchen



Bathroom



Bedroom 1



TOTAL FLOOR AREA - 916 sq ft (85.1 sq m) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the calculation. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency save the goods.
 Made with Lettagage C2024



Bedroom 2



Bedroom 3



Rear Yard

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | 16 | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

*Fixtures &
Fittings:*

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

*Money
Laundering
Regulations
2003:*

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 26/06/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**