

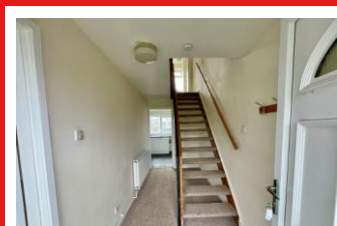


**21 Dryden Court,
Tattershall, LN4 4PR
Asking Price Of £120,000**



- Mid-terrace House
- Ideal FTB/Investment Opportunity
- Lounge, Dining Kitchen
- 3 Bedrooms, Bathroom
- Separate WC
- Allocated Car-Parking for 2 Vehicles

Brought to the market with NO UPWARD CHAIN is this mid-terrace three bedroom house with reception hall, lounge, dining kitchen, together with a bathroom and separate WC. The property has recently been redecorated throughout and is in good condition, situated within a popular residential location of similar type properties, ideal as a first time buyer home or investment opportunity. The property has oil fired central heating.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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RECEPTION HALL Having open tread staircase to the first floor, radiator, coats rail.

LOUNGE 14' 1" x 10' 9" (4.29m x 3.28m) With radiator, TV and telephone points.

DINING KITCHEN 16' 9" x 9' 6" (5.11m x 2.9m) Having stainless steel single drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over. Space for electric cooker, space and plumbing for washing machine, radiator, part-tiled walls, rear entrance door.

FIRST FLOOR LANDING With access to the roof void.

BEDROOM ONE 13' 2" x 8' 7" (4.01m x 2.62m) (Plus access) Having radiator and built-in double wardrobe with double cupboard over.

BEDROOM TWO 10' 6" x 8' 7" (3.2m x 2.62m) (Plus access) Having radiator and views to the front over the school playing field.

BEDROOM THREE 7' 9" x 5' 4" (2.36m x 1.63m) Which could be used as an office, with radiator and views to the front over the school playing field.

BATHROOM Having panelled bath with shower mixer taps, pedestal hand basin, part-tiled walls, wall mirror and radiator.

SEPARATE WC With low level WC.

OUTSIDE - ATTACHED GARDEN STORE SHED & SMALL WORKSHOP

THE GARDENS There is a small front garden and to the rear is a fully enclosed garden with timber decking area and beyond are good sized lawn garden and access to the walk way leading through to the front road. There is an outside oil fired boiler. We are advised there are two allocated car-parking spaces for this property.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band A.

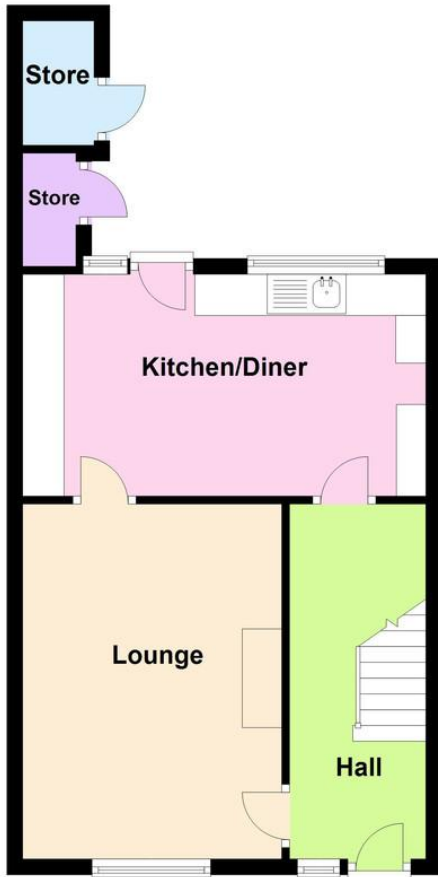
POSSESSION - Vacant possession will be given on completion.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

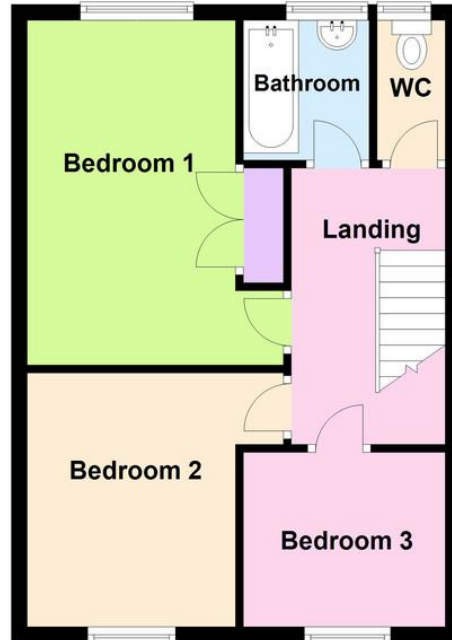
FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.



Ground Floor



First Floor



Floor plans are to show layout only and are not drawn to scale.

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.

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.

