



***27 Albany Road,
Woodhall Spa, LN10 6TS
Asking Price Of £250,000***



- Detached 2 Bedroom Bungalow
- Private, Discreet Location
- Easy Walking Distance of Village Centre
- Large Reception Hall, Lounge/Diner
- South Facing Rear Garden & Garage
- No UPWARD CHAIN

Walters are delighted to offer to the market this detached two bedroom bungalow set discreetly along a private driveway in a cul-de-sac location of only two bungalows off Albany Road, and is within easy walking distance of the village centre and all the amenities and facilities on offer. The property has gas fired central heating, sealed double glazed windows and has the benefit of NO UPWARD CHAIN. The Agents do recommend an internal inspection to fully appreciate the extent of accommodation.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





ENTRANCE PORCH Being uPVC sealed double glazed with entrance door, tiled flooring and timber panel door to:

RECEPTION HALL 10' 2" x 9' 3" (3.1m x 2.82m) Having coved ceiling, Delph shelving, radiator, wall thermostat, built-in cloaks cupboard and glazed double doors to:

LOUNGE/DINING ROOM 22' 3" x 15' 8" (6.78m x 4.78m) (Max) A dual aspect room with point for a gas fire, two radiators, coved ceiling, TV and telephone points and uPVC sealed double glazed sliding patio doors to the rear south facing garden.



BREAKFAST KITCHEN 13' 3" x 11' 8" (4.04m x 3.56m) Having porcelain single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Shelved PANTRY cupboard, built-in electric double oven and grill with four ring ceramic hob with extractor fan and light over, space for fridge under worktops, space and plumbing for washing machine, tiled flooring. Part-tiled walls, access to the roof void, radiator, gas fired wall mounted boiler and rear entrance door leading to the

uPVC sealed double glazed PORCH with double base storage cupboard, tiled flooring and uPVC door to the rear garden.

BEDROOM ONE 15' 1" x 9' 2" (4.6m x 2.79m) Having coved ceiling, radiator and fitted double wardrobe with sliding mirror doors.

BEDROOM TWO 13' 7" x 8' 4" (4.14m x 2.54m) Having two fitted wardrobes with central bed head storage cupboard and bedside units, coved ceiling and radiator.

BATHROOM 9' 1" x 6' 9" (2.77m x 2.06m) Having panelled bath with shower over, vanity hand basin with cupboard under and low level WC. Coved ceiling, radiator and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted. Extractor fan.

OUTSIDE - GARAGE 16' 7" x 8' 8" (5.05m x 2.64m) Having up-and-over door and with power and light connected.

THE GARDENS The property is approached over a block paved shared driveway providing parking space fronting the garage. To the front is a wide variety of decorative shrubs to the borders. Gated access leads to the fully enclosed and private south facing garden where there is a slabbed patio area and footpaths, small lawns with flower and shrub beds to borders and a timber and felt garden STORE SHED which is included in the sale.

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

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets (except for the lounge carpet).

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



Ground Floor



Floor plans are to show layout only and 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.

