

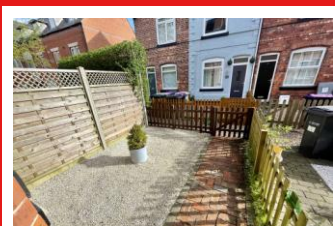


*6 Alexandra Terrace,
Woodhall Spa, LN10 6RN
Asking Price Of £169,950*



- Mid-terrace Family Home
- Beautifully Presented Throughout
- Large Lounge/Diner, Kitchen
- 2 Bedrooms, Shower Room
- Gardens & Workshop
- Gas Central Heating, uPVC Units. NO CHAIN

Beautifully presented and surprisingly spacious Victorian mid-terrace family home, over three floors and having a spacious lounge/diner, good sized kitchen, two double bedrooms and a large shower room. The property has low maintenance gardens with large workshop and is close to the village centre with all its excellent amenities and facilities, and is offered to the market with the benefit of NO UPWARD CHAIN.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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LOUNGE/DINER 25' 0" x 11' 7" (7.62m x 3.53m) Having uPVC sealed double glazed front entrance door, gas wall fire (to be reconnected), two radiators, central staircase to the first floor, high ceilings with two, three pendent centre lights, TV aerial lead, telephone point and sliding door to:

KITCHEN 17' 0" x 5' 9" (5.18m x 1.75m) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Flavel range electric cooker with two ovens, grill, five ring ceramic hob with warming plate and extractor fan and light over. Free-standing fridge/freezer, in-set ceiling lights, uPVC sealed double glazed double doors to the rear garden.



FIRST FLOOR - SMALL LANDING With staircase to the second floor.

BEDROOM TWO 11' 9" x 11' 0" (3.58m x 3.35m) Having cast iron original fire surround, free-standing triple wardrobe, laminate wood flooring and radiator.

SHOWER ROOM 11' 7" x 10' 8" (3.53m x 3.25m) Having large corner shower cubicle with waterfall shower head,

vanity hand basin with double cupboard under and low level WC. Heated towel rail, under stairs storage cupboard, original cast iron fire surround and cupboard housing the gas fired wall mounted combination boiler.

SECOND FLOOR

BEDROOM ONE 12' 9" x 11' 9" (3.89m x 3.58m) Having solid wood flooring, radiator, original cast iron fire surround, free-standing wardrobe, part-sloping ceiling with Velux window.

OUTSIDE Small gravel front garden with walk-way to Witham Road, where there is on-road parking available. Enclosed rear garden with timber decking patio area, raised flower bed, gravelled area and further slabbed patio area. There is an outside cold water tap and power point.

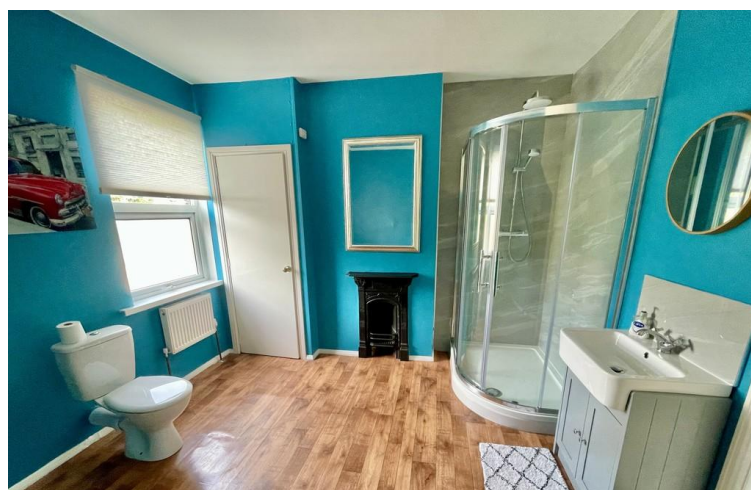
GARDEN WORKSHOP 11' 6" x 9' 7" (3.51m x 2.92m) Set to the bottom of the garden and of timber and felt construction with power and light connected. There is a right of access over the rear garden for No. 5 Alexandra Terrace and also a right of access for No. 6 over the rear garden of No. 7 Alexandra Terrace.

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

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

POSSESSION - Vacant possession will be given on completion.

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



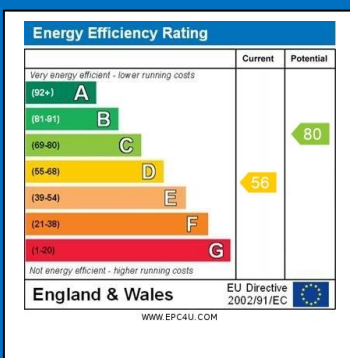


Floor plan is to show layout only and not drawn to scale.

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.