

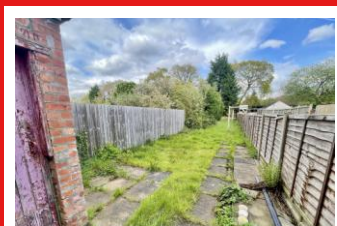


***32 King Edward Road,
Woodhall Spa, LN10 6RL
Asking Price Of £159,950***



- Spacious Mid-Terrace House
- Ideally Located for all Amenities
- 2 Reception Rooms
- 3 Bedrooms, Bathroom
- In Need of Some Updating
- NO UPWARD CHAIN

This mid-terrace family home has spacious accommodation which has gas fired central heating, together with uPVC windows and is ideally located for the local Primary School and the many excellent facilities and amenities on offer within this much sought after village. The property does require some updating, and is offered to the market with the benefit of NO UPWARD CHAIN.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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COMMUNAL ENTRANCE PASSAGEWAY With door to:

SIDE ENTRANCE LOBBY With staircase to the first floor and doors to both dining room and the lounge.

LOUNGE 13' 6" x 11' 6" (4.11m x 3.51m) Measurements including the large bay window to the front elevation. Coved ceiling, feature open fireplace, radiator, TV and telephone points.

DINING ROOM 12' 0" x 11' 8" (3.66m x 3.56m) With rear aspect, coved ceiling, feature tiled fire surround and hearth with mantle over and having a recessed shelved cupboard area to one side, radiator, and door to under stairs storage cupboard.

KITCHEN 11' 10" x 7' 0" (3.61m x 2.13m) Having circular stainless steel sink in-set into worktops with cupboards and drawers under, space and plumbing for washing machine. There is a Range oven with four ring gas hob with shelving and base units below. Tiled flooring, side entrance door and gas fired wall mounted gas fired combination boiler.

BATHROOM 6' 10" x 5' 4" (2.08m x 1.63m) Having panelled bath with shower over, pedestal hand basin and low level WC. Radiator and wall vanity unit.

FIRST FLOOR LANDING Stairs lead to a split landing, having access to the roof space and doors off to:

BEDROOM ONE 15' 4" x 12' 4" (4.67m x 3.76m) Having front aspect, radiator and built-in wardrobe.

BEDROOM TWO 12' 0" x 8' 3" (3.66m x 2.51m) With rear aspect and radiator.

BEDROOM THREE 11' 5" x 7' 0" (3.48m x 2.13m) With side aspect, radiator and full height airing cupboard.

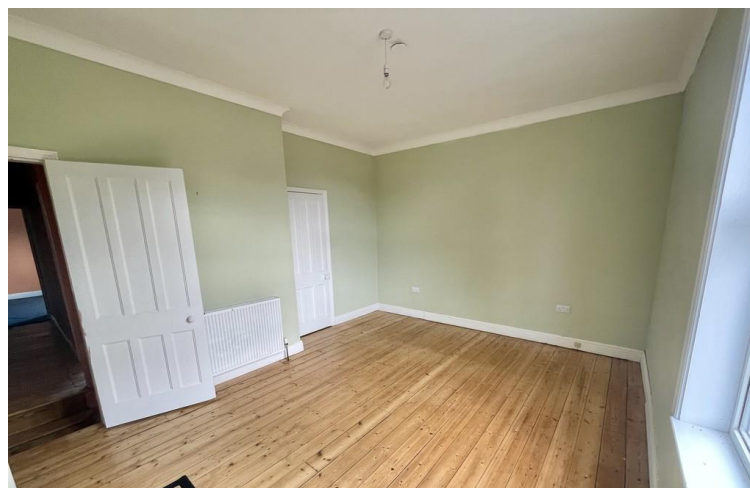
OUTSIDE There is a small front garden laid to gravel for ease of maintenance. The enclosed rear garden is mainly laid to lawn with shrubs to the borders. There is an attached outside STORE SHED and outside WC.

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

POSSESSION - Vacant possession will be given on completion.

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

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





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.

