



The Hedgerows, Sleaford NG34 8RE

welcome to The Hedgerows, Sleaford

- Two Double Bedrooms
- Good Sized Lounge & Breakfast Kitchen
- Investment Property
- Close to Town Centre
- Available with No Chain

Tenure: Leasehold EPC Rating: C

£80,000

view this property online williamhbrown.co.uk/Property/SNH109843

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:

SNH109843 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Lounge

19' 7" x 10' 3" (5.97m x 3.12m)

Inner Hall

Doors off to all rooms

Kitchen

10' 11" x 8' 5" extending to 11' (3.33m x 2.57m extending to 3.35m)
Having a range of wall and base units, wood effect work surfaces and a single bowl stainless steel sink. Integrated electric oven and four ring gas hob with extractor over. Space for fridge freezer, washing machine and washer dryer. Wall mounted gas fired central heating boiler

Bedroom One

9' 7" x 9' 4" (2.92m x 2.84m)

Bedroom Two

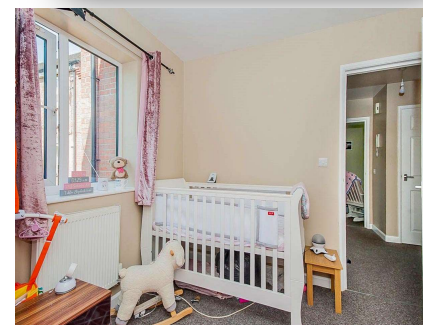
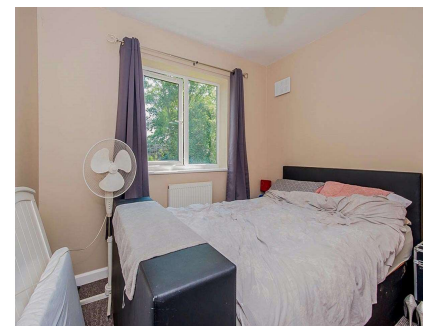
9' 8" x 9' 4" (2.95m x 2.84m)

Bathroom

6' 1" x 8' 4" (1.85m x 2.54m)
Comprising three piece suite of WC, pedestal sink and bath with thermostatic shower over

Agents Note

The property is leasehold and incurs a service charge payment of £93.71 per month paid to Principle Estate Management



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