



Rhodes Avenue, Sleaford NG34 7PB

welcome to

Rhodes Avenue, Sleaford

Ideally positioned on the edge of Sleaford town centre, this spacious mid-terrace home offers versatile living accommodation including a lounge, kitchen, utility, conservatory and WC, together with a generous rear garden and on-street parking. Ideal first home or investment. NO ONWARD CHAIN.



Entrance Hall

Having tiled flooring and radiator.

Lounge

There is a TV point, radiator, wooden flooring and window to the front.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, electric cooker, radiator, wooden flooring and window to the rear.

Utility

There is wooden flooring and door to the rear.

Conservatory

Having wooden flooring, radiator and access to a WC.

First Floor Landing

Having a cupboard and access to the loft.

Bedroom One

There is a radiator, wooden flooring and window to the rear.

Bedroom Two

Having wooden flooring, radiator and window to the front.

Bedroom Three

There is a cupboard, radiator, wooden flooring and window to the front.

Bathroom

Fitted with a suite comprising a bath with shower over, wash hand basin, WC, radiator, tiled flooring and two windows to the rear.

Outside Front**Rear Garden**

The large enclosed narrow lawned garden has a patio and shed.



view this property online williamhbrown.co.uk/Property/SNH113227



welcome to

Rhodes Avenue, Sleaford

- Perfect home for first time buyers or investors
- Situation on the outskirts of Sleaford town centre
- Good size rear garden
- Walking distance to amenities
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£165,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113227



Property Ref:
SNH113227 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk