



1 NAGS HEAD PASSAGE, SLEAFORD, NG34 7RP £89,950 FREEHOLD

We are delighted to offer for sale this spacious One Bedroom End of Terrace Cottage in the heart of Sleaford town centre. The property is in superb condition inside, having been recently modernised throughout including a new kitchen, new flooring and re-decorated. You can move in straight away and wouldn't have to do a thing!

The property comprises of a Kitchen, Lounge, Bedroom and Shower Room. Outside, there is an enclosed Courtyard Garden. This would be ideal for First Time Buyers or Investors and is offered for sale with no onward chain. An early viewing is essential.

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

ACCOMMODATION

Kitchen - 9' x 9'9" (2.74m x 2.97m)

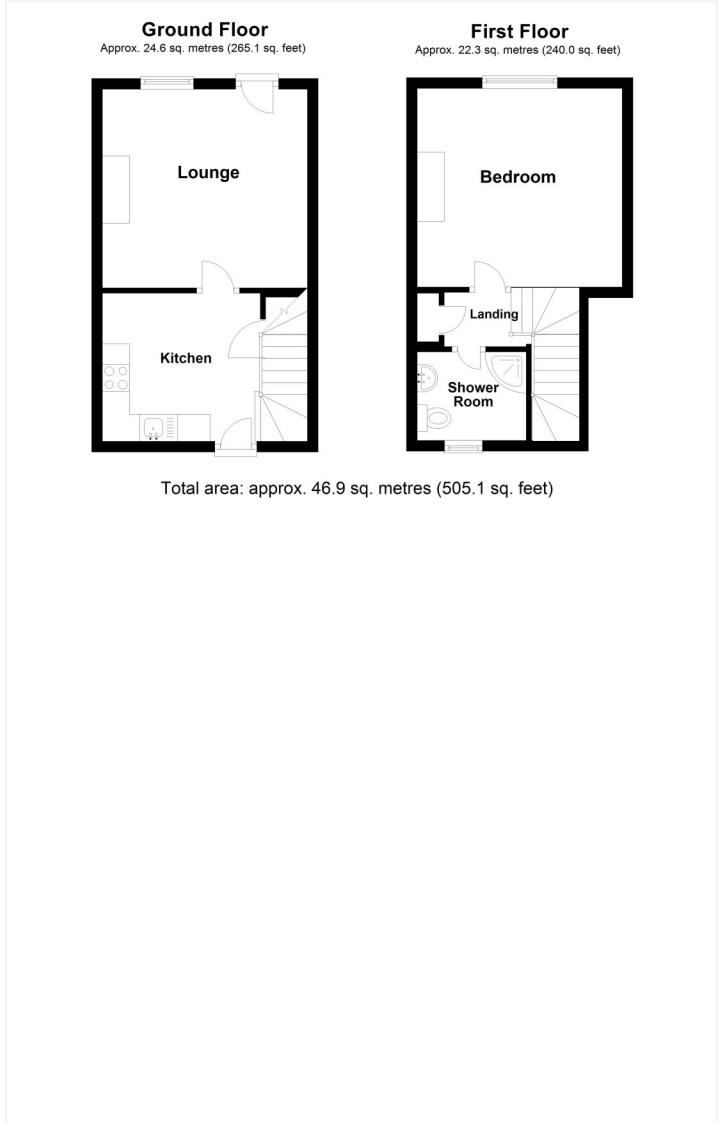
Lounge - 12' x 12'5" (3.66m x 3.78m)

Bedroom One - 11'9" x 12'5" (3.58m x 3.78m)

Shower Room - 5'5" x 8'1" (1.65m x 2.46m)

Courtyard Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: A

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.