



12, Cedar Close

| Market Rasen | LN8 3BE

£100,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

12

Cedar Close |

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£100,000

Semi Detached Bungalow for the Over 55's set in a Peaceful Cul-De-Sac, just a 'stone's throw' from the Market Rasen Town Centre. The town offers a good selection of local services and shops including a Library, Doctors, Dentists, Range of Independent Shops, Tesco Supermarket, Co-Op Food Store and a Railway Station for anyone needing to travel further afield.

This home is warmed by Gas Radiator Central Heating and retained by uPVC Double Glazing. The accommodation comprises in brief: Storm Porch, Reception Hall, Living Room, Kitchen, Two Bedrooms (Main Bedroom with Large wardrobe), Shower Room. To the rear of the property there is a Maintained Rear Garden and Patio Area. Offered For Sale with No Chain.

- Semi Detached Bungalow
- Close to Town Centre
- Fitted Kitchen & Pantry
- Maintained Rear Garden
- Suitable for Over 55's
- Good Sized Living Room
- Two Bedrooms & Shower Room
- No Chain

Storm Porch

Storage cupboard. Half panelled entrance door with two double glazed inserts to:-

Reception Hall

Doors off.





Living Room

14'3 x 14'4 (4.34m x 4.37m)

Electric fire. Double radiator. Window to rear. uPVC double glazed door and matching side screens to Maintained Rear Garden and Patio Area. Door to:-

Kitchen

11'5 x 7'3 (3.48m x 2.21m)

Fitted wall and base units, wall units with pelmets. Run of work-surfaces with inset one and a half bowl single drainer sink top. Tiled splashbacks. Wall mounted cupboard housing gas boiler. Double radiator. Door to Pantry Cupboard with space for standard domestic appliance.

Bedroom One

12'3 into bay x 10'5 (3.73m into bay x 3.18m)

Plus large double wardrobe. Bay window to the front. Double radiator.

Bedroom Two

10'7 x 6'4 (3.23m x 1.93m)

Window to front. Radiator.

Shower Room

Walk-in shower enclosure. Pedestal wash basin. Low Level W.C. Heated towel rail. Airing cupboard housing foam lagged hot water cylinder.

Maintained Rear Garden & Patio

Patio. Lawn and Border.

Additional Information

Tenure: Leasehold- 99 years from 1997

Charges: currently £1772.76 pa

Services: All mains services are connected

EPC Rating: C

Council Tax Band: A

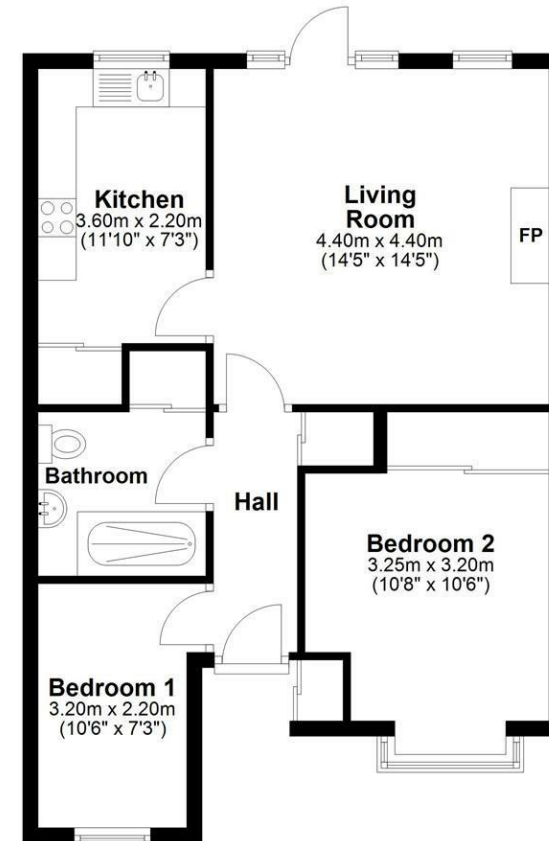


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Ground Floor

Approx. 59.0 sq. metres (635.6 sq. feet)



Total area: approx. 59.0 sq. metres (635.6 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.