



Perkins George Mawer & Co.

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



11 Cedar Close

Market Rasen
LN8 3BE

Asking Price Of **£83,000**
Leasehold

Retirement Bungalow Aged 55 Plus
Sizeable Lounge & Kitchen
2 Bedrooms
Double Glazed & Gas Central Heating
Communal Gardens & Designated Parking
No Forward Chain



GENERAL DESCRIPTION

Opportunity to purchase a small retirement bungalow within a complex convenient for Market Rasen being sold with no forward chain. This link detached bungalow which briefly comprises entrance hall with lounge to rear having glazed door to rear garden area, two bedrooms, kitchen and sizeable bathroom. The property being provided with upvc double glazing, gas fired central heating system, designated parking and with communal areas maintained within a contract.

DIRECTIONS

From the Agents offices turn right towards the marketplace. Take a left turn into John Street and follow this road to the crossroads. Go straight ahead past the library and surgery on Mill Road. Follow this road up the hill until Cedar Close can be found on the left had side. The property can be found facing identified by our for-sale board.

Entrance Hall

With part glazed decorative front entrance door, radiator and cloak cupboard

Lounge

14'2" x 14'4" Having window to rear, glazed external door to rear garden, fire surround with inset fire and radiator

Kitchen

12'0" x 7'2" With window to rear, radiator, range of wall and base units, free standing electric cooker, automatic washing machine and fridge freezer, extractor, one and a half bowl sink unit with mixer tap and recessed walk in larder cupboard



Bedroom One

10'3" x 10'4" Plus walk in bay window to front having radiator and with recessed double doored wardrobe

Bedroom Two

10'6" x 6'4" With window to front and radiator

Bathroom

7'2" x 6'5" Being part tiled with recessed airing cupboard and with suite comprising panelled bath with electric shower over, pedestal hand wash basin and low level w.c.

Outside

The property has designated parking to front with small garden frontage and pathway to front door area and to the rear a patio area with small lawned garden.

NOTE 1: The property is being sold on a Leasehold basis to be confirmed by the Solicitor with the remainder of a 99 year Lease from 1999.

NOTE 2: There is a service charge of £106.00 per calendar month payable to Sanctuary Housing Association who provide maintenance of the communal gardens, 365 days alarm service using pendent button provided, window cleaning and grass cutting, painting and maintenance of the external elevations of the property together with fence maintenance and gutter clearing.

Tenure & Possession

Leashold

Vacant possession will be given on completion on the purchase.

Services

The owner/occupier informed us that any services; or appliances (including central heating if fitted) referred to in this brochure operates satisfactorily, but they have not been checked. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliance.

Outgoings

The property falls into Council Tax Band A payable to West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough DN21 2NA Tel: 01427 676676

Fixtures & Fittings

Only those items described within these sales particulars are included within the sale.

Viewings

Strictly through the Selling Agents at their Market Rasen office. Tel: 01673 843011

Opening Hours

Monday to Friday: 9 am to 5.00 pm - Saturday 9 am to 12.00 pm

Websites

You will find a further selection of our properties if you log onto

www.perkinsgeorgemawer.co.uk

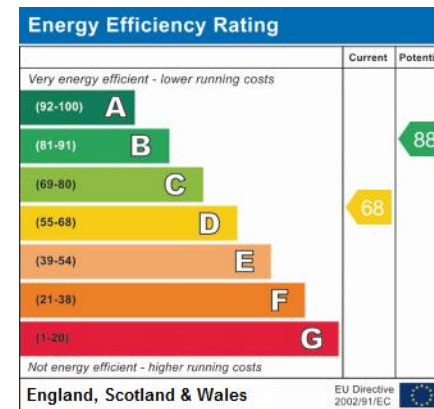
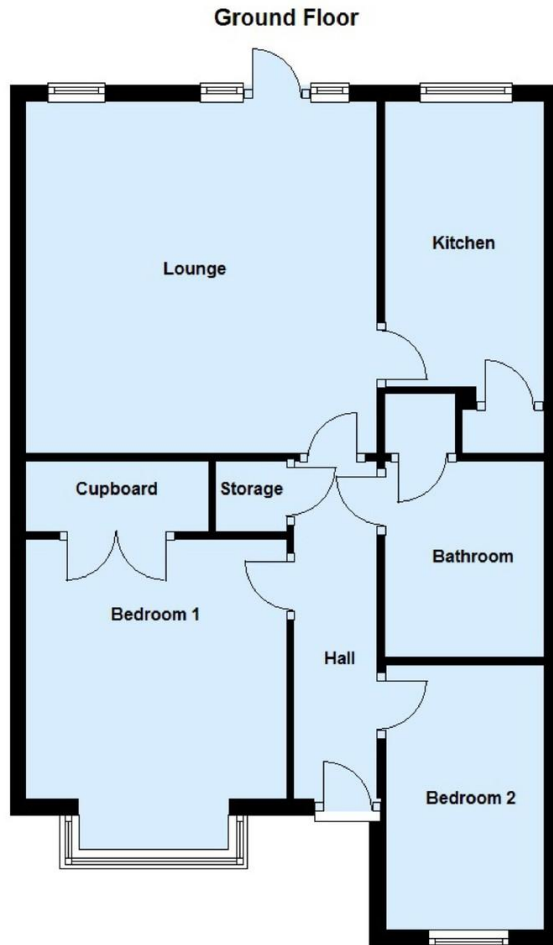
www.rightmove.co.uk

www.uklandandfarms.co.uk

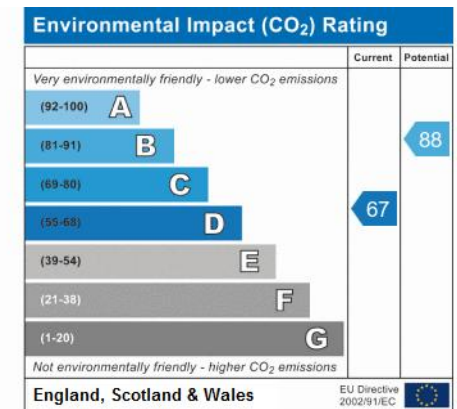


**Local Authority
Council Tax Band
EPC Rating**

West Lindsey District Council
A
68D



Address:
11 Cedar Close Market Rasen LN8 3BE



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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.