

48 HALTON ROAD
SPILSBY
PE23 5LD



A mid terraced three bedroom town house with gas central heating, double glazing and good size rear garden.

The accommodation includes Reception lobby, sitting room, dining area, kitchen, three bedrooms, bathroom, and vehicle access to the rear.

NO CHAIN

PRICE- £98,000

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ACCOMMODATION

RECEPTION LOBBY

With double glazed door.

SITTING ROOM

12' 11" x 12' 2" (3.94m x 3.71m) With coal effect gas fire in tiled surround and wood mantle over, under stairs cupboard, central heating radiator and double glazed window.

DINING AREA

8' 5" x 12' 2" (2.57m x 3.71m) With central heating radiator and stairs off.

OPEN PLAN LEADING TO

KITCHEN

10' 1" x 10' 10" (3.07m x 3.3m) With stainless steel single drainer sink unit with cupboards under, laminate worktop with cupboards under, tall cupboard, eye level cupboards, second laminate work top with cupboards under, Home mark oven with separate hood and filter hood over, Ideal wall mounted gas central heating boiler, double glazed window and plumbing for automatic washing machine.

CLOAKROOM

With low flush WC and quarry tiled floor.

STAIRS TO LANDING

With built in wardrobe and linen cupboard.

BEDROOM ONE

10' 1" x 10' 9" (3.07m x 3.28m) With central heating radiator and double glazed window.

BEDROOM TWO

9' 1" x 11' 6" (2.77m x 3.51m) With central heating radiator and double glazed window.

BEDROOM THREE

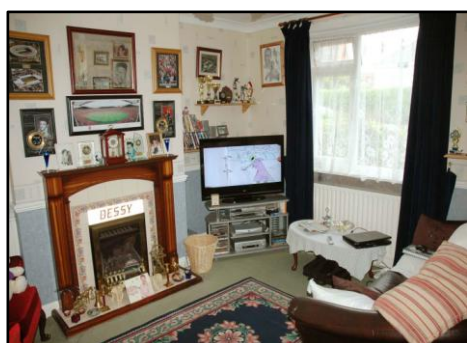
10' 1" x 8' 7" (3.07m x 2.62m) With central heating radiator and double glazed window.

BATHROOM

With panelled bath with Mira shower over, pedestal wash basin, low flush WC, central heating radiator and double glazed window.

GARDEN SHED

6' x 8' (1.83m x 2.44m) Of concrete panel construction.



GENERAL

This mid terraced town house is approached over a small front garden. To the rear is a good sized garden comprising mainly of lawn with borders. There is also vehicle access to the rear with a hardcore car standing area. The property has been improved to a good modern standard.

LOCATION

This property is located in a residential area on the edge of the town centre and is therefore convenient for the main amenities. Spilsby is an active market town and shopping centre which is approximately 15 miles from Boston with rail links to main east coast routes. To the north and west lie the Lincolnshire Wolds much of which are designated an Area of Outstanding Natural Beauty.

TENURE

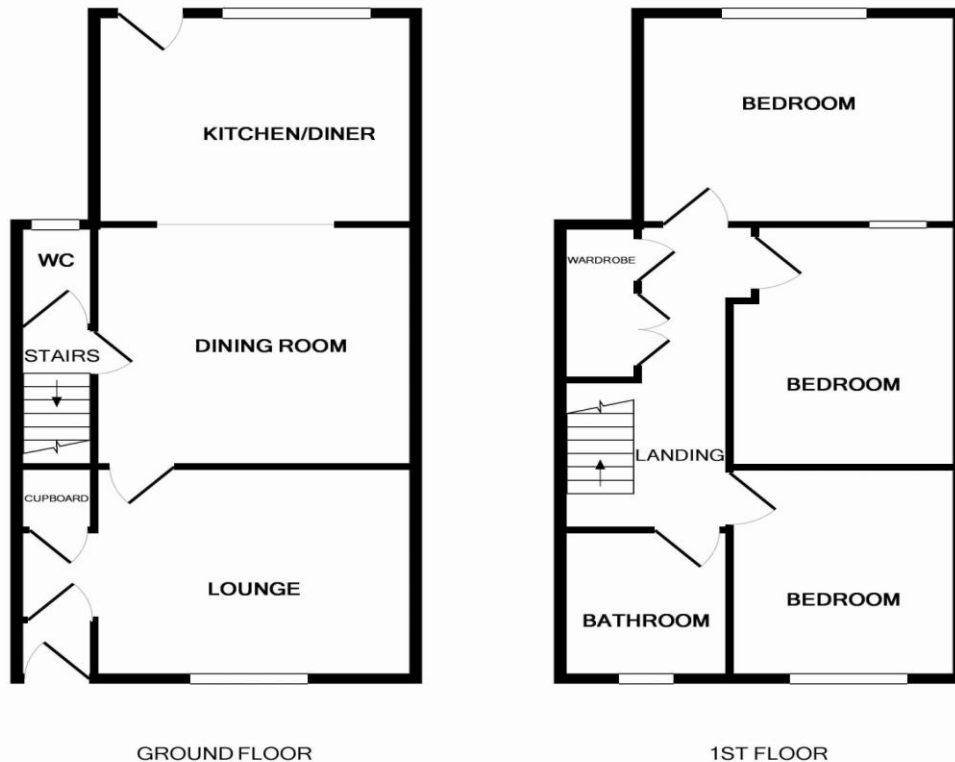
The property is understood to be freehold.

SERVICES

Mains electricity, gas, water and drainage are understood to be connected.

VIEWING

By appointment only with the agents office Spilsby.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

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If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

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Energy Performance Certificate



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48, Halton Road, SPILSBY, PE23 5LD

| | |
|--|---|
| Dwelling type: Mid-terrace house | Reference number: 8127-7026-1300-2023-0996 |
| Date of assessment: 17 June 2013 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 18 June 2013 | Total floor area: 81 m ² |

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,385 |
| Over 3 years you could save | £ 804 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 150 over 3 years | £ 150 over 3 years | |
| Heating | £ 1,719 over 3 years | £ 1,194 over 3 years | |
| Hot Water | £ 516 over 3 years | £ 237 over 3 years | |
| Totals | £ 2,385 | £ 1,581 |  You could save £ 804 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | <table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="background-color: #0070C0; color: white;">Current</th> <th style="background-color: #0070C0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">63</td> <td style="text-align: center; font-size: 2em;">86</td> </tr> </table> | Current | Potential | 63 | 86 | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> |
|--|---|---------|-----------|----|----|---|
| Current | Potential | | | | | |
| 63 | 86 | | | | | |

| Top actions you can take to save money and make your home more efficient | | | |
|--|-----------------|------------------------------|---------------------------|
| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
| 1 Cavity wall insulation | £500 - £1,500 | £ 129 | ✔ |
| 2 Floor insulation | £800 - £1,200 | £ 117 | ✔ |
| 3 Heating controls (room thermostat) | £350 - £450 | £ 126 | ✔ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.