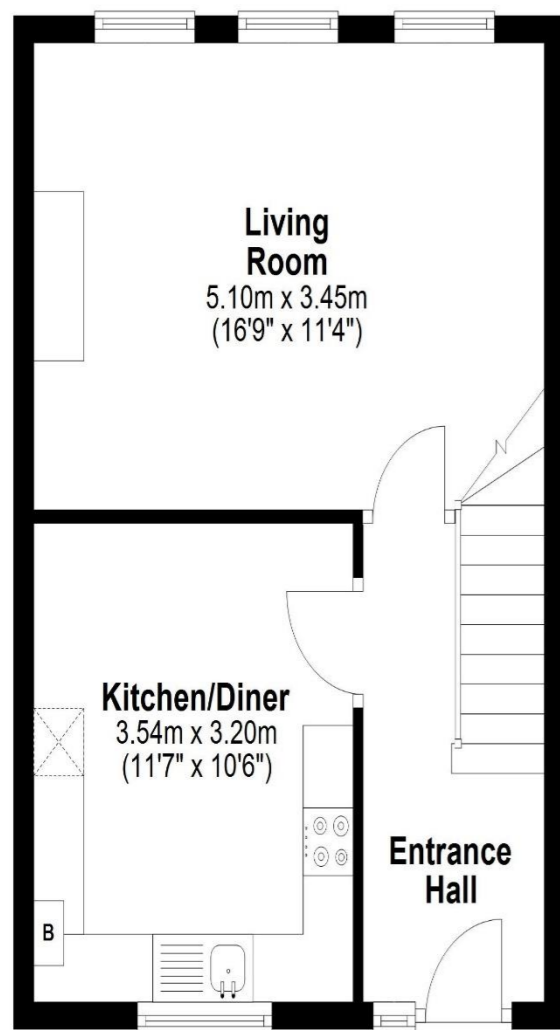


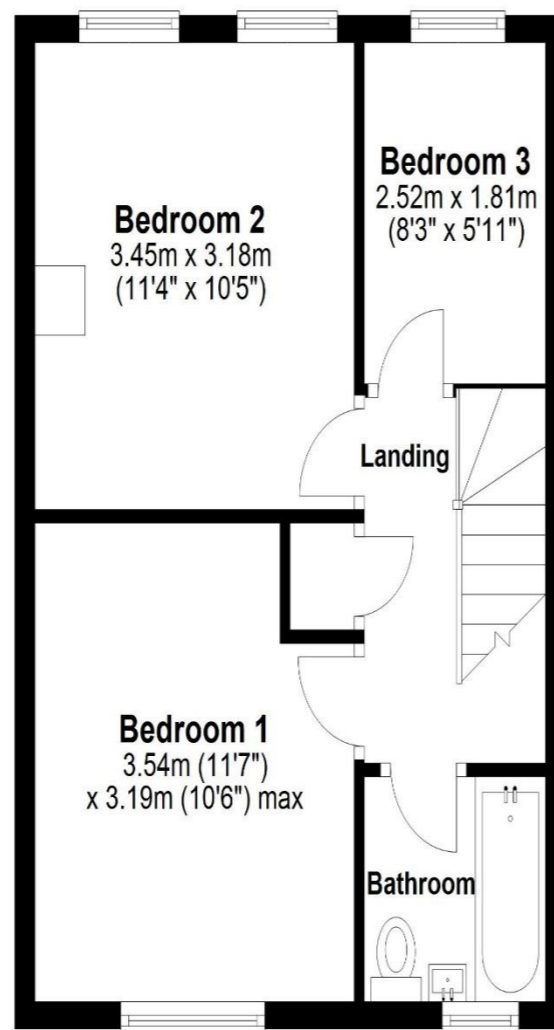
Ground Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



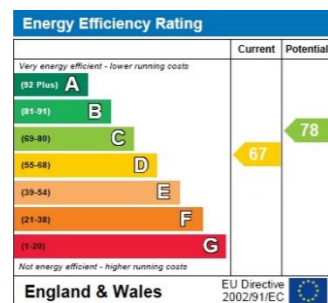
First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 72.3 sq. metres (777.9 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identifications only.
Plan produced for Raine and Co.
Plan produced using PlanUp.



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Dellsome Lane, Welham Green, Leasehold Price £315,000



A THREE BEDROOM FLAT ARRANGED OVER TWO FLOORS and recently refurbished with a newly fitted kitchen and bathroom located above shops and conveniently located in Welham Green where a number of local shops, petrol station and Welham Green mainline railway station are located.

- First and Second Floor Flat above Shop
- Three Bedrooms
- Lounge/Diner
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Conveniently Located
- Chain Free





Communal Access

Outside communal stairs at the rear of the building leading up to the first floor communal area.

Entrance Hall

Via private entrance door, frosted double glazed window to front, radiator, stairs to first floor and landing, understairs cupboard housing the electrical isolating fuse board. Doors to;

Lounge/Diner

Double glazed windows to front and radiator.

Newly Fitted Kitchen

Range of fitted wall and base units with work top surfaces, double glazed window to front, cupboard housing the wall mounted Vaillant boiler. Single bowl, single drainer sink with mixer tap, fitted four ring electric hob, oven below, extractor above, part tiled walls, radiator, intergrated washing machine and fridge/freezer.

First Floor and Landing

Cupboard with shelving, doors to;

Bedroom One

Double glazed window to front and radiator.

Bedroom Two

Double glazed window to rear and radiator.

Bedroom Three

Double glazed window to front and radiator.

Newly Fitted Bathroom

Panel enclosed bath with wall mounted shower and concertina shower screen, vanity unit wash hand basin with mixer tap, low flush WC, frosted effect double glazed window to rear and towel radiator.

Lease Term

99 years from 25 December 1988 with 63 years remaining.

(The current owner has started the process to renew the lease)

Ground Rent

Approximately £150.00 per annum.

Building Insurance

£649.46 for the period 25 December 2023 - 24 December 2024

Further Details

The property is Leasehold
Council Tax Band - Band C

MD49020824

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.