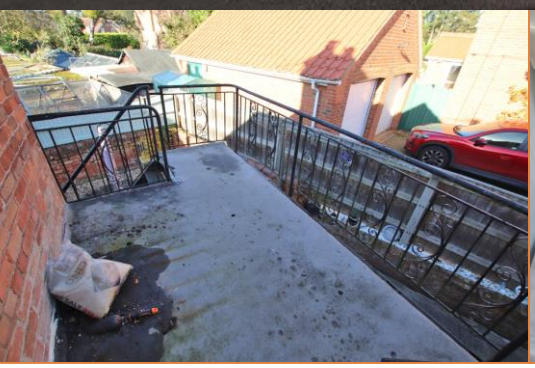
CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

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Church Lane

Waltham
DN37 0ES

£90,000

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Property Introduction
Crofts are bringing to the market this well proportioned first-floor flat which is set in a well-established and highly regarded location, close to both the village centre and the church. Forming the upper level of an end-terrace cottage, it has been thoughtfully converted to create a pleasant space suitable for a variety of buyers. Ready for that next occupier to place their own stamp, the property does retain some of the character and appeal of the original building. The property offers generous proportions throughout, with gas-fired central heating. The accommodation comprises external entrance balcony, large enough to comfortably accommodate seating and provide an outdoor spot without the need for any garden maintenance. The accommodation comprises entrance hallway, well proportioned lounge, dining kitchen, bathroom and double bedroom. Offered for sale with no chain on the vendors side, this is a rare opportunity to acquire a characterful first-floor flat in a sought-after setting. Early viewing is strongly advised.

Entrance Balcony
Leading up from a metal staircase from the rear, the balcony offers a large enough area to enable a couple of seats for those wishing to do so.

Hallway
Single glazed entry door to the front elevation. Loft access to the ceiling. Central heating radiator.

Lounge
16' 8" x 13' 2" (5.078m x 4.008m)
A well proportioned living space with sash window to the front elevation. Picture rail to the walls. Wooden flooring. Storage cupboard. Open fire with cast iron surround. Central heating radiator.

Kitchen/Diner
12' 2" x 13' 7" (3.713m x 4.129m)
Another well proportioned room offering window to the rear elevation. With a range of wall and base units with contrasting work surfacing with inset sink and drainer. Gas cooker point. Plumbing for a washing machine. Storage cupboard. Central heating radiator. Fitted shelving.

Bedroom One
11' 11" max x 13' 4" (3.634m x 4.067m)
Offering sash window to the front elevation. Central heating radiator. Picture rail to the walls. Cast iron decorative fire surround.

Bathroom
8' 11" x 7' 6" (2.729m x 2.291m)
With single glazed window and being equipped with a panelled bath with shower over, w.c and pedestal wash hand basin. Splashback tiling. Central heating radiator. Storage cupboard.

Outside
The property has a right of way access to the rear allowing access to the stairwell to the first floor balcony.

Note
Important Visitor Safety Information Prospective purchasers and visitors are asked to take care when viewing this property. Please be aware that certain areas may present potential hazards, including uneven surfaces, steps, ongoing maintenance works, or other property-specific safety considerations. Children must be supervised at all times, and suitable footwear is recommended. Visitors enter the property and its grounds at their own risk and should follow any instructions provided by the selling agent or property owner during the viewing. If you have any questions regarding access or specific safety considerations before your visit, please contact the selling agent.

Tenure
Leasehold. Term 999 years from 12th December 1989.
All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

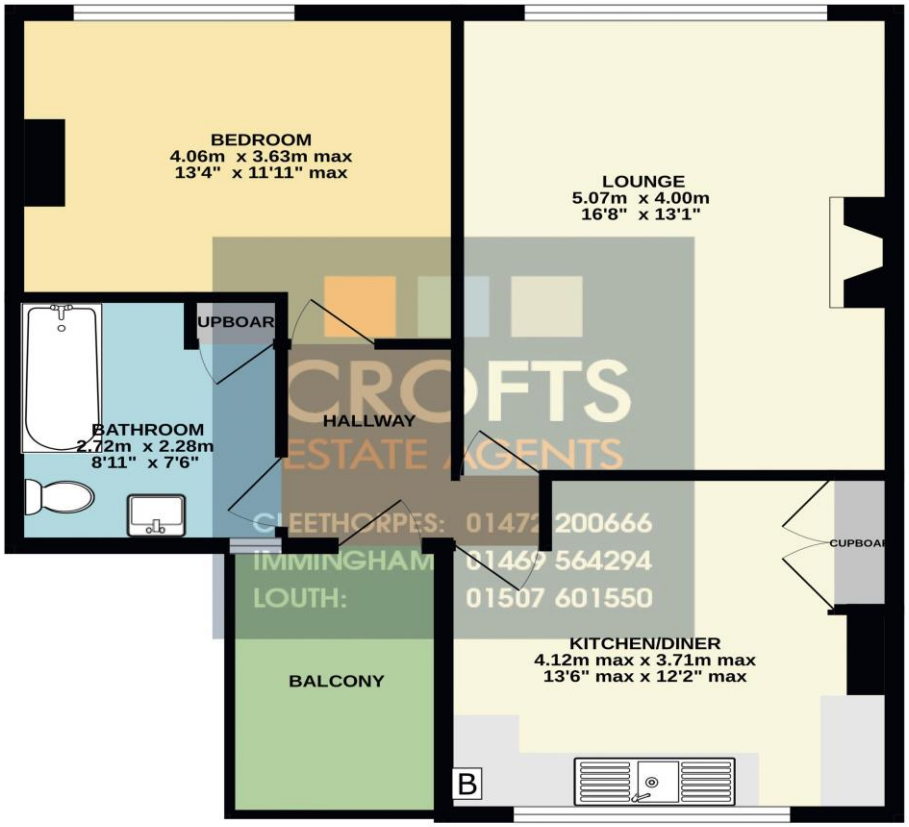
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

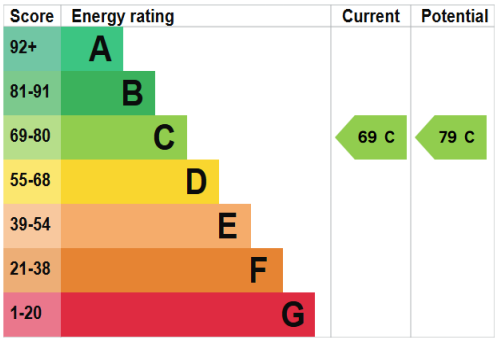


FIRST FLOOR
57.8 sq.m. (622 sq.ft.) approx.



TOTAL FLOOR AREA : 57.8 sq.m. (622 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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MS/SEQ/8768/08.26