



**Cleobury House
Cemetery Road
Wragby
Market Rasen
Lincolnshire
LN8 5RE**

Offers in Excess of £170,000

bettermove

Cemetery Road

Market Rasen

Bettermove are proud to present this 2 bedroom semi-detached house in Wragby available with no forward chain.

The property benefits from double glazing, solar panels, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is B.

The property is tenanted and rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious living room, fitted kitchen and downstairs WC on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Wragby, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A158 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

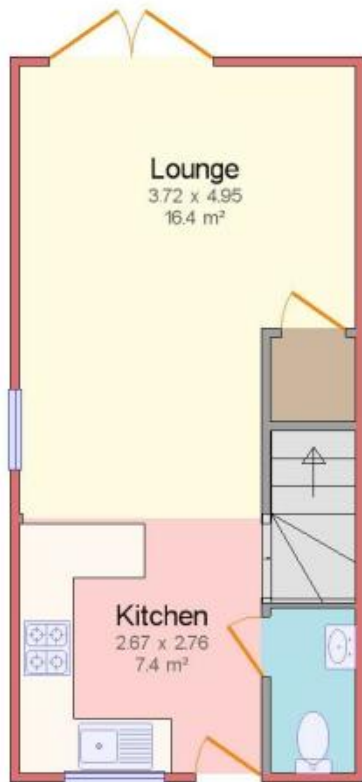
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

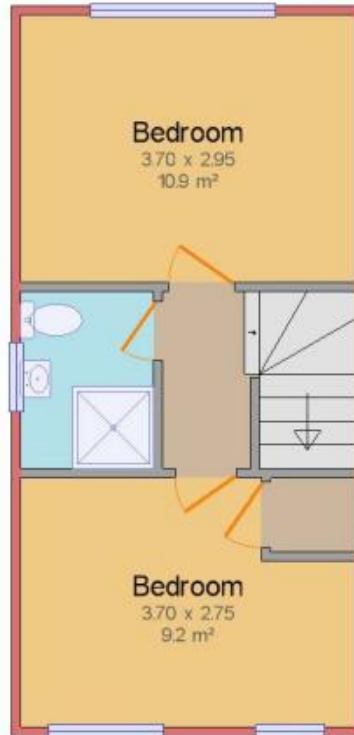
The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor
Gross internal area: 29.2 m² (314.0 ft²)



First Floor
Gross internal area: 29.0 m² (312.6 ft²)



Drawings are for illustrative purposes only
Produced using Quick Sketch 3.17.2w



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