



54 Bridge End Road,
Grantham, Lincolnshire, NG31 6JH

NEWTONFALLOWELL 

54 Bridge End Road,
Grantham, Lincolnshire, NG31 6JH
Asking Price **£109,500**

A mid-terraced Victorian property, within walking distance of the town center and benefiting from having no upward chain. This property has spacious accommodation throughout and consists of lounge and separate dining room, under stairs storage and fitted bathroom, on the first floor there are 3 bedrooms. The property has gas fired heating and double glazing and to the rear is a low maintenance garden.

ACCOMMODATION

PASSAGEWAY

Leading to:

HALLWAY

With uPVC entrance door, stairs rising to the first floor landing, door and steps down to half cellar.

HALF CELLAR

With power and electricity meter.



LOUNGE

11'3" maximum x 10'9" (3.43m maximum x 3.28m)

With uPVC double glazed window to the front aspect, radiator, attractive ceiling rose and coving, dado rail and cupboard housing the gas meter.

DINING ROOM

12'9" into alcove x 11'2" (3.89m into alcove x 3.40m)

With uPVC double glazed window to the rear aspect, radiator, coving and dado rail.

KITCHEN

9'5" x 6'7" (2.87m x 2.01m)

With uPVC double glazed window and uPVC door to the side aspect, ceramic tiled flooring, a range of eye and base level units, work surfacing with inset stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space for electric cooker (cooker also included in the sale) with extractor hood over, wall mounted Ideal gas fired central heating boiler and door to:

BATHROOM

With uPVC obscure double glazed window to the side aspect, a white 3-piece suite comprising wash handbasin inset to vanity unit with storage beneath, panelled bath, tiled flooring, tiled splashbacks, heated towel rail and extractor fan. There is also an opening to the WC with uPVC obscure double glazed window to the side aspect.

FIRST FLOOR LANDING

BEDROOM ONE

14'8" maximum into alcove x 12'9" (4.47m maximum into alcove x 3.89m)

With uPVC double glazed window to the rear aspect, radiator, coving and chimney breast with cast iron fireplace within. Through to:

BEDROOM THREE

9'3" x 6'6" (2.82m x 1.98m)

With uPVC double glazed window to the rear aspect, radiator.

BEDROOM TWO

11'3" into alcove x 11'0" (3.43m into alcove x 3.35m)

With uPVC double glazed window to the front aspect, radiator, coving and chimney breast with cast iron fireplace within.

OUTSIDE

A shared passageway leads to the entrance door and at the end an iron gate leads through to the rear. At the rear there is an attached brick STORE and an enclosed garden with patio area and gravelled area and a timber SHED. There are brick walls to the boundaries.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A. Annual charges for 2019/2020 - £1,152.44

DIRECTIONS

From High Street proceed south passing the Sir Isaac Newton statue, over the traffic lights and passing Sainsburys on the left-hand side. At the traffic lights turn left on to Bridge End Road itself and the property is on the right-hand side.



GRANTHAM

The property is situated close to local amenities and Dysart Park and is within walking distance of the town and railway station. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENT'S NOTE

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 50 | 63 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 43 | 56 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900



t: 01476 591900
e: grantham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

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
Made with Metropix ©2019

