



Grantley Street, Grantham NG31 6BN

welcome to

Grantley Street, Grantham

INVESTORS / FIRST TIME BUYERS !!! fabulous terraced house close to the town centre and ideal for the train station. Well presented throughout and offering a courtyard garden. Call us to view on 01476 566363



Lounge

10' 10" x 10' 5" Widest Point (3.30m x 3.17m Widest Point)

Front door leads into the lounge, with a carpet, window to the front, brick fireplace with hearth and fire, coving to the ceiling and a radiator.

Kitchen Diner

10' 6" x 10' 9" Widest Point (3.20m x 3.28m Widest Point)

With a range of white units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks.

Integrated electric oven, hob with extractor hood above. Wall mounted boiler, window to the rear, space for appliances, tile effect flooring, storage cupboard with consumer unit and part glazed door leading out to the rear garden.

First Floor Landing

Landing with carpet and steps leading to both sides giving access to the bedrooms and bathroom.

Bedroom One

10' 6" x 10' 10" Widest Point (3.20m x 3.30m Widest Point)

With a window to the front aspect, carpet and a radiator.

Bedroom Two

10' 8" x 5' 8" (3.25m x 1.73m)

With a window to the rear aspect, carpet, radiator, storage cupboard and hatch access to the loft.

Family Bathroom

7' 5" x 4' 9" (2.26m x 1.45m)

With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, vinyl flooring and tiling to the walls.

General Description Outside

Low maintenance rear courtyard garden with a brick wall, gated access and enclosed by fencing and a brick wall to the rear.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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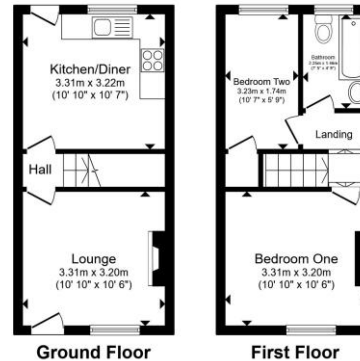


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Grantley Street, Grantham

- INVESTORS / FIRST TIME BUYERS
- Terraced House
- Two Bedrooms
- Courtyard Garden to the Rear
- Town Centre Location

Tenure: Freehold EPC Rating: D
Council Tax Band: A



Total floor area 50.5 m² (543 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william
h brown

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114533 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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