

Buy. Sell. Rent. Let.



Church Street, Gainsborough, DN21 2JX



When it comes to
property it must be


lovelle



OIRO £120,000



THREE BEDROOM / MID-TERRACE / THREE STORY / EN-SUITE / IDEAL INVESTMENT / NO ONWARD CHAIN / COUNCIL TAX BAND B / CALL NOW TO VIEW / Please note photographs here taken prior to current tenancy and may not be a true reflection of

Key Features

- THREE BEDROOM
- THREE STORY
- MID-TERRACE
- COUNCIL TAX BAND B
-
-
- EPC rating C
- Tenure: Freehold



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Entrance

3.911 x 3.706

Window to front aspect, radiator, laminate flooring and door to ensuite.

Lounge

3.930 x 3.812

Window to front aspect, radiator, laminate flooring and door to inner lobby.

Inner lobby

Stairs to first floor floor accommodation and doors to cloakroom and kitchen.

Cloakroom

1.645 x 1.038

Two piece suite comprising of; low level WC, hand wash basin, radiator, tiled splashback and tiled flooring.

Kitchen

3.925 x 3.142

Fitted kitchen comprising of; wall and base units, 1 1/2 stainless steel sink and drainer with mixer tap, electric oven with gas hob and extractor fan over, radiator, tiled splashbacks, tiled flooring and door to the rear.

First Floor Accommodation

Bedroom Two

3.947 x 3.947

Window to front aspect, radiator and fitted carpet.

Bedroom Three

1.772 x 3.183

Window to rear aspect, radiator and fitted carpet.

Bathroom

1.852 x 2.054

Three piece suite comprising of; bath, low level wc, handwash basin, radiator, part tiled walls, vinyl flooring and window.

Second Floor Accommodation

Bedroom One

3.911 x 3.706

Window to front aspect, radiator, laminate flooring and door to ensuite.

Ensuite

3.915 x 3.914

Three piece suite comprising of; Shower cubicle, hand wash basin, low level WC, radiator, part tiled walls, vinyl flooring and velux window.

Tenure

The tenure of this property is Advised to be FREEHOLD

Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Local Authority

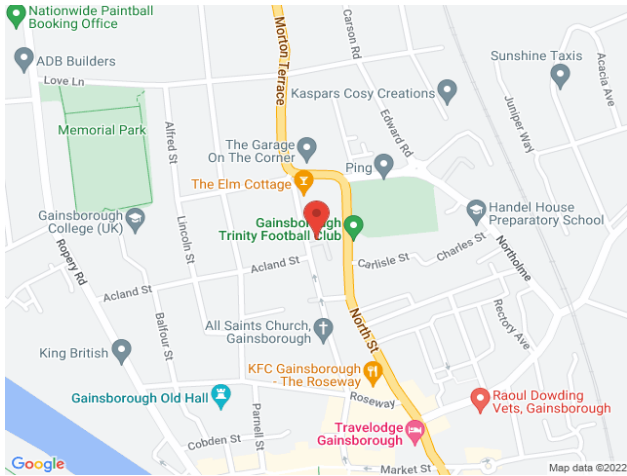
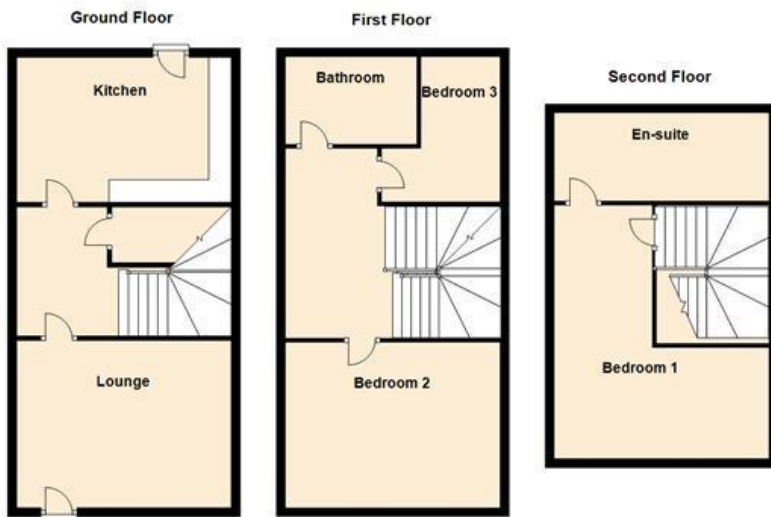
This property falls within the geographical area of West Lindsey Council - 01427 676676. <https://www.west-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01427 614018. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		88
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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