



17 Ashcroft Road, Gainsborough
DN21 1LB

- ***POTENTIAL RENTAL OF £375 PCM
WITH A YIELD OF 6.9%***
- THREE BEDROOMS
- LIVING ROOM
- KITCHEN
- DINING ROOM
- BATHROOM
- REAR GARDEN
- CALL TO VIEW

£65,000



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17 Ashcroft Road, Gainsborough

Introduction

Property is located within walking distance to town, The internal accommodation comprises; entrance hall, living room, dining room, kitchen, bathroom on the ground floor. Upstairs there are three bedrooms and a storage cupboard. Call to arrange a viewing or for further information.

Situation

Gainsborough is a thriving market town, situated 20 miles north of Lincoln, just within the Lincolnshire boundary, and has much to offer both locals and visitors alike. The town centre has all high street banks and building societies, plus a good selection of shops. In addition to the town centre shops, there are supermarkets and the Marshall's Yard retail area that has brought a varied selection of outlets to the town. Gainsborough hosts a lively market every Tuesday and Saturday, offering a wide range of goods, clothes and fresh produce and there is also a Lincolnshire Farmers Market, on the second Saturday of every month. Gainsborough has a wide selection of primary schools to choose from, and two secondary schools: Queens Elizabeth's High School and The Gainsborough Academy.

Particular of sale

Entrance

Enter via a UPVC door into a shared access walkway. To your left there is another UPVC door leading into hall way.

Hall

Wooden laminate flooring, radiator, stairs to first floor accommodation, doors to the lounge and diner.

Lounge

11'10" x 11'5" (3.603x3.472)

Wooden laminate flooring, bay window to front aspect, radiator and electric fire with surround.



Dining room

11'11" x 11'10" (3.638x3.613)

Wooden laminate flooring, radiators, under stairs storage and opening to kitchen.



Kitchen

5'10" x 11'8" (1.785x3.563)

Fitted kitchen comprising of; wall and base units, 1½ resin sink and drainer with mixer tap, electric cooker, gas hob, extractor fan over head, tiled splash back, window to side aspect, door to rear garden and bathroom.



Bathroom

5'7" x 7'2" (1.710x2.195)

Fitted three piece suite comprising of; bath with shower attachment, hand wash basin, low level WC, window to side aspect, extractor fan, tile effect vinyl flooring, radiator and wall mounted boiler.

**First floor accommodation****Landing**

Fitted carpet, radiator, doors to storage cupboard and all bedrooms.

Bedroom one

11'7" x 12'0" (3.537x3.648)

Window to rear aspect, fitted carpet and radiator.

**Bedroom Two**

11'4" X 8'0" (3.453X2.434)

Fitted carpet, radiator, window to front aspect.

**Bedroom three**

6'10" x 11'4" (2.090x3.452)

Fitted carpet, radiator and window to front aspect.



Outside

Rear

To the rear of the property there is a low maintenance, fully enclosed private garden with paved and decking areas and astro turf lawn with planted borders, wooden shed and side gated access.



Other information

Tenure

We are advised by the owners that the property is Freehold, although we have not had confirmation from the solicitors.

Local authority

West Lindsey District Council - Telephone: 01427 676676.

Services

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

Mortgage advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our Independent mortgage advisor on 01427 614018.

Viewings

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How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Disclaimer

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