



79 Campbell Street  
Gainsborough, DN21 2PJ  
£105,000

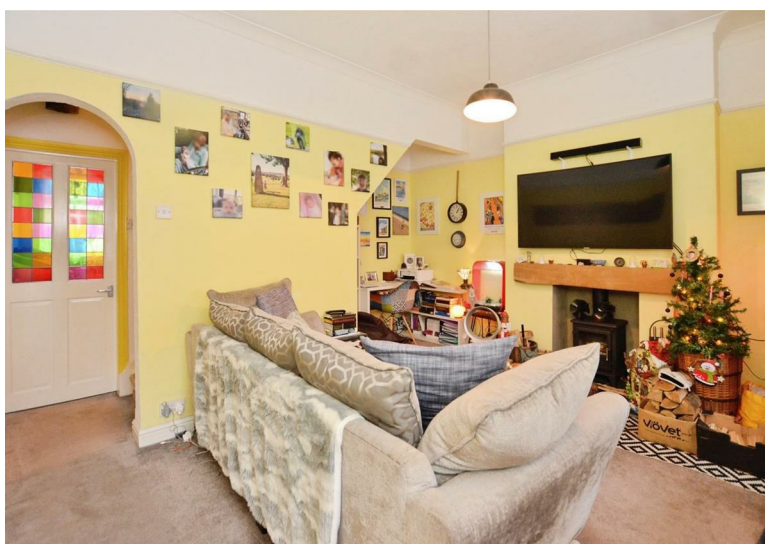
*Bella*  
properties



**This three bedroom terraced home is offered for sale in a convenient residential area of Gainsborough, ideally suited to first-time buyers and investors. The ground floor provides two reception spaces, including a living area featuring a log burner, the kitchen which is fitted with wood countertops, offering practical workspace and storage and the bathroom. Upstairs, there are two double bedrooms and one single bedroom.**

**The house is well positioned for local amenities, with Gainsborough town centre offering supermarkets, shops, cafés and nearby Marshall's Yard providing additional retail and dining options. Public transport links are accessible, with Gainsborough Central and Gainsborough Lea Road stations both within reach as well as local bus routes.**

**This terraced house presents a practical layout and a well-connected location, and viewings are now available!**



**Entrance** 3'7" x 2'7" (1.1 x 0.8)

Entrance to the property is via the front door and into the porch. Internal door leads to the living room.

**Living Room** 15'8" x 13'1" (4.79 x 4.0)

Carpeted with coving to the ceiling, central heating radiator, Firefox log burning stove and uPVC window faces to the front of the property.

**Dining Room** 15'8" x 11'1" (4.79 x 3.4)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

**Kitchen** 13'5" x 5'10" (4.1 x 1.8)

Laminate effect flooring with spotlights, heated towel rail and uPVC window and door lead to the rear. Base height and wall mounted units with complimentary wooden countertops, tiled splashbacks and space and plumbing for white goods and appliances including range cooker.

**Bathroom** 8'6" x 5'10" (2.6 x 1.8)

Laminate flooring with part tiled walls, central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

**Landing**

Internal doors lead to the three bedrooms.

**Bedroom One** 15'8" x 9'10" (4.79 x 3.0)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**Bedroom Two** 14'5" x 13'6" (4.4 x 4.12)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

**Bedroom Three** 7'1" x 8'2" (2.16 x 2.5)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

**External**

To the front and rear of the property are low maintenance gardens.

**Disclaimer**









## Ground Floor



## First Floor



Total area: approx. 94.2 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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