



EA  
BEN  
CADE



10 West End Road, Gainsborough, DN21 3GT

£62,500

Offered with no onward chain is this two bedroom semi detached home perfect for first time buyers. For sale is 50% share of the property and the remaining 50% has a rent of £424.80 monthly towards maintenance of the grounds. The property consists of a modern kitchen diner, lounge across the back with patio doors on to the garden. Upstairs are two double bedrooms and a bathroom. Outside is a private garden laid with turf and a driveway to the front of the property. Available for viewings now please call the office to book your appointment.

Buyers must qualify for the shared ownership scheme please see below link.

<https://www.gov.uk/shared-ownership-scheme/who-can-apply>



## Entrance

Kitchen diner 16'6" x 8'7" (5.03 x 2.63)



Lounge 14'10" x 10'2" (4.53 x 3.11)



## Landing

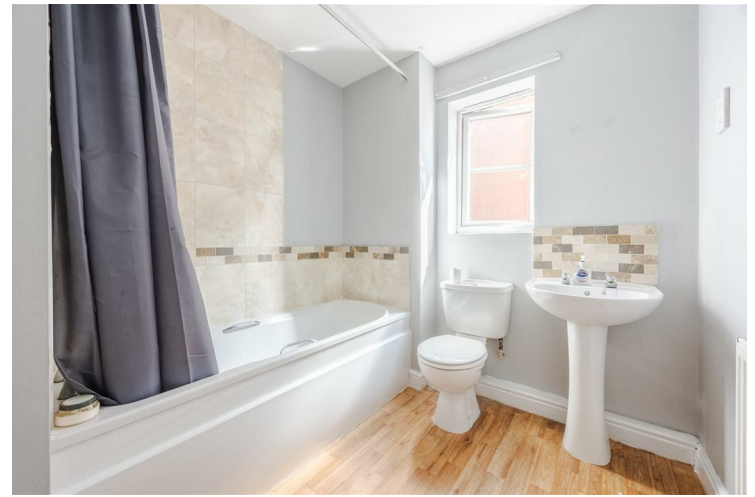
Bedroom one 14'10" x 9'6" (4.53 x 2.92)



Bedroom two 14'10" x 10'2" (4.53 x 3.11)



## Bathroom

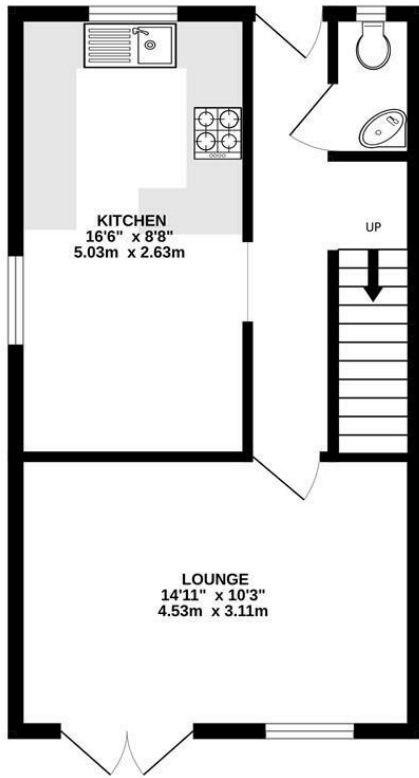


## Outside

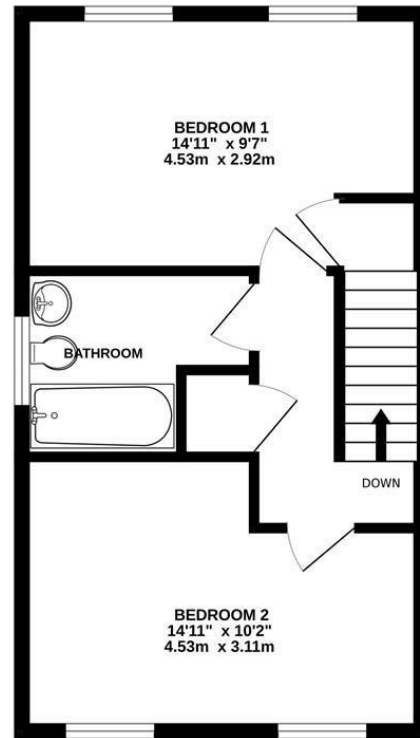


# Floor Plan

**GROUND FLOOR**  
397 sq.ft. (36.9 sq.m.) approx.



**1ST FLOOR**  
397 sq.ft. (36.9 sq.m.) approx.



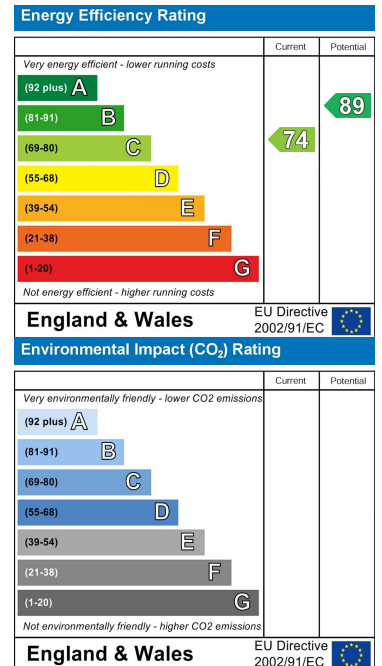
**TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metroplan ©2024

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.