



35 CROMWELL STREET GAINSBOROUGH, DN21 1DH

£85,000
FREEHOLD

Attention all investors and first time buyers, for sale is this well presented spacious three bedroom mid terrace family home, situated in a much sought after location of Gainsborough, close to local schools and amenities.

This property features a welcoming entrance hallway leading to a spacious living room with a brick feature fireplace and a well-proportioned dining room with access to the kitchen and rear courtyard. The kitchen offers practical amenities including a stainless steel sink, space for a freestanding cooker, and plumbing for a washing machine. Upstairs, there are two double bedrooms and a family bathroom with both a bath and a separate shower. A large attic bedroom offers additional space with fitted wardrobes and eaves storage. Outside, the property has a walled front garden and a small rear courtyard with a brick outbuilding.

**Kendra
Jacob**

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35 CROMWELL STREET

• ATTENTION ALL INVESTORS AND FIRST TIME BUYERS • WELL PRESENTED SPACIOUS THREE BEDROOM MID TERRACE FAMILY HOME • SITUATED CLOSE TO LOCAL SCHOOLS AND AMENITIES • TWO RECEPTION ROOMS • FITTED KITCHEN • TWO DOUBLE SECOND FLOOR BEDROOMS • FOUR PIECE FAMILY BATHROOM • SPACIOUS ATTIC BEDROOM • FRONT AND REAR GARDENS • SOUGHT AFTER LOCATION OF GAINSBOROUGH



ENTRANCE HALLWAY

Featuring a front-facing UPVC double glazed entrance door, the hallway boasts coving to the ceiling, a dado rail along the walls, a central heating radiator, and wall lighting. The floor is tiled, and a staircase leads to the first-floor landing. Doors provide access to both the living room and dining room.

LIVING ROOM

A spacious living area with a front-facing UPVC double glazed bay window, coving to the ceiling, a central heating radiator, and wall lighting. The focal point of the room is a brick feature fireplace with a tiled hearth.

DINING ROOM

This well-proportioned dining room includes a side-facing UPVC double glazed window, coving to the ceiling, two central heating radiators, and a rear-facing entrance door. Additional features include wall units, work/breakfast bars, a large under-stair storage cupboard, and a wall-mounted combination central heating boiler. The room also has a rear-facing UPVC double glazed door leading out to the courtyard and access to the kitchen.

KITCHEN

The kitchen is fitted with a range of base units and complimentary worktops, incorporating a stainless steel sink with a mixer tap. There is space for a freestanding electric cooker with an extractor fan overhead, plumbing for an automatic washing machine, tiled walls, vinyl flooring, and a side-facing UPVC double glazed window.

FIRST FLOOR LANDING

Coving to the ceiling, a dado rail along the walls, and doors leading to two double bedrooms, the family bathroom, and a staircase to the attic bedroom.

BEDROOM ONE

A spacious master bedroom featuring a front-facing UPVC double glazed window, coving to the ceiling, and a central heating radiator.

BEDROOM TWO

A second double bedroom with a side-facing UPVC double glazed window, coving to the ceiling, a dado rail, and a central heating radiator.

FAMILY BATHROOM

The bathroom includes a four-piece white suite comprising a panelled bath, a separate shower cubicle with an electric overhead shower, a pedestal wash basin, and a low flush WC. The walls are partially tiled, the floor is covered in vinyl, and there is coving to the ceiling, a central heating radiator, and a cylinder cupboard for additional storage.

ATTIC BEDROOM

A generously sized attic bedroom with a front-facing Velux window, central heating radiator, fitted double wardrobes along one wall, and eaves storage.

OUTSIDE

The front of the property features a walled garden. To the rear is a small courtyard with a brick-built outbuilding.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – 1246.80 sq ft

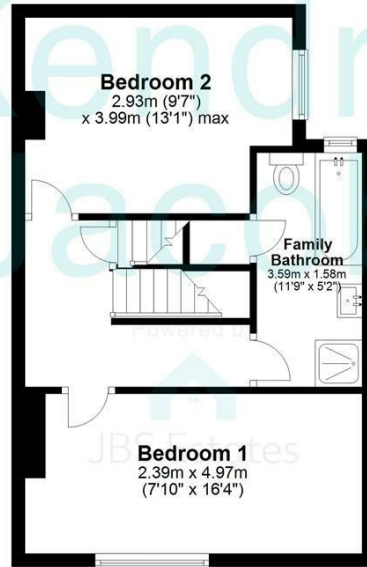
Tenure – Freehold



Ground Floor
Approx. 42.3 sq. metres (455.0 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.2 sq. feet)



Second Floor
Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 115.8 sq. metres (1246.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. ...
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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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