



**Connells**  
connells.co.uk 01476 590 050  
**FOR SALE**

**Connells**

Second Avenue  
Grantham





### Property Description

A fantastic investment or first time buyer opportunity close to town centre. A well-presented three bedroom terrace house close to local amenities. Benefiting from catchment to popular schools and superb transport links and connections to include train. Grantham Railway Station linking the area with London Kings Cross within just over an hour. The accommodation comprises of entrance hall, breakfast kitchen and open plan living dining room to the ground floor. To the first floor are three bedrooms and bathroom. To the front is a garden laid to lawn. To the rear is an enclosed garden laid to lawn and patio area. In addition there is a garage located to the rear in a separate block.

Calling all first time buyers!!

A fantastic opportunity to acquire a three bedroom mid terrace in a popular location CHAIN FREE!!

### Entrance Hall

### Lounge

14' 5" x 11' 10" ( 4.39m x 3.61m )

### Dining Area

14' 5" x 8' 2" ( 4.39m x 2.49m )

### Kitchen/ Breakfast

11' 10" x 9' 2" ( 3.61m x 2.79m )

### Bedroom One

14' 5" x 9' 6" ( 4.39m x 2.90m )

### Bedroom Two

9' 6" x 8' 2" ( 2.90m x 2.49m )

### Bedroom Three

9' 6" x 5' 7" ( 2.90m x 1.70m )

### Family Bathroom

8' 11" x 5' 7" ( 2.72m x 1.70m )



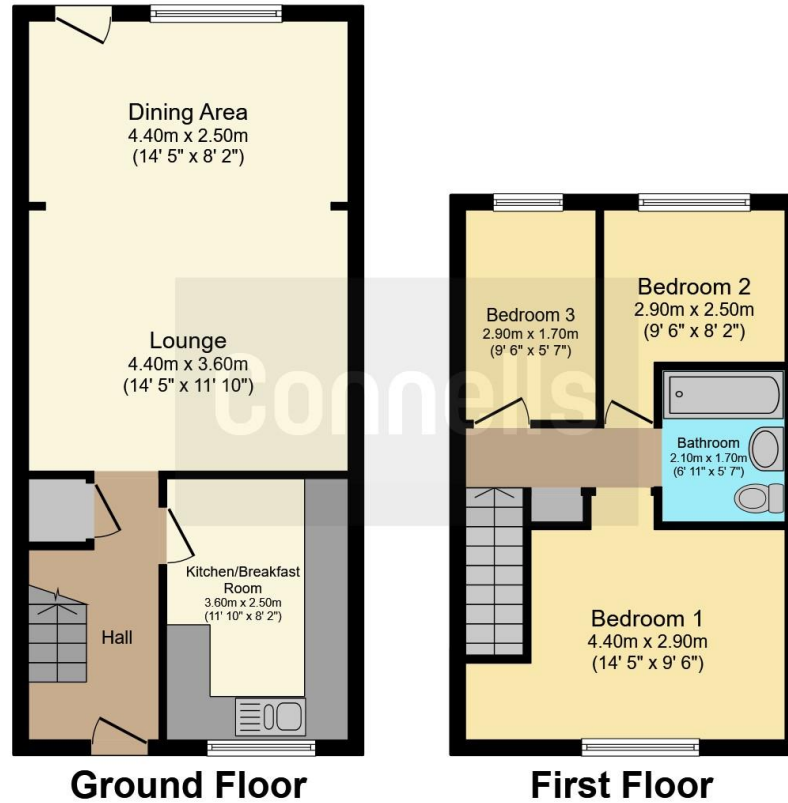












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/GRM307806](http://connells.co.uk/Property/GRM307806)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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