

for sale

£102,500



## Cressbrook Road Grantham NG31 7RY

**\*\*\*50% SHARED OWNERSHIP\*\*\*** An immaculately presented three bedroom semi detached property ideally suited to first time buyers. Internally, the accommodation briefly comprises of an Entrance Hall, WC, Lounge, Kitchen/Diner, First Floor Landing, Three Bedrooms and a Bathroom.



# Cressbrook Road Grantham NG31 7RY

**Entrance Hall**

**Downstairs WC**

**Lounge**

13' 8" x 13' 2" ( 4.17m x 4.01m )

**Kitchen/Diner**

17' 1" Max x 13' 6" ( 5.21m Max x 4.11m )

**First Floor Landing**

**Bedroom One**

13' 10" x 9' 5" ( 4.22m x 2.87m )

**Bedroom Two**

12' 2" x 9' 5" ( 3.71m x 2.87m )

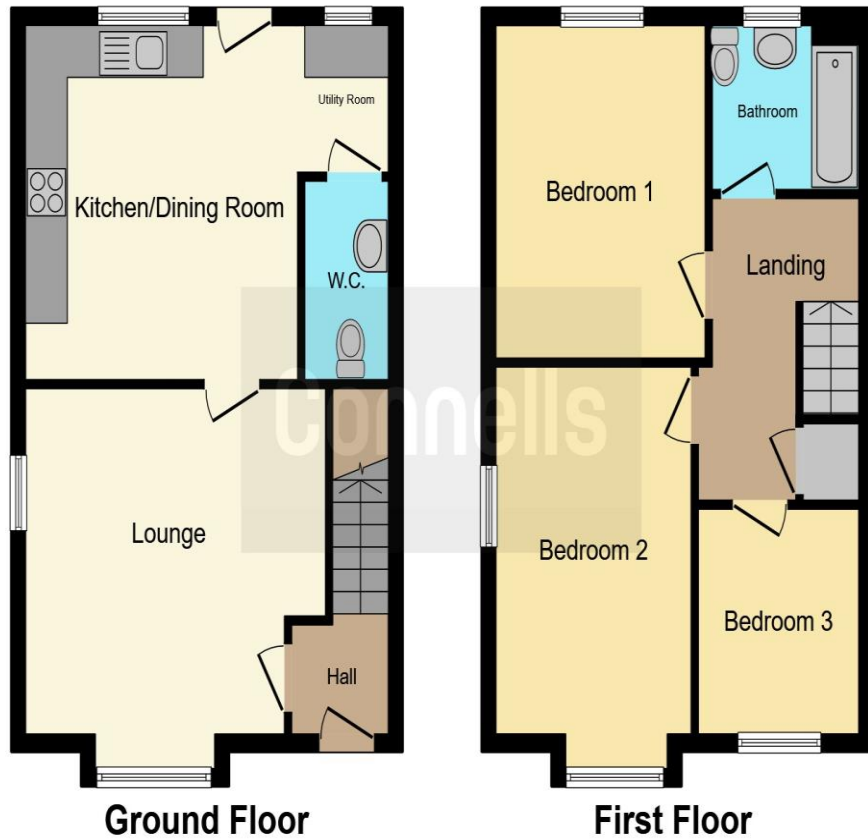
**Bedroom Three**

8' 1" x 7' 4" ( 2.46m x 2.24m )

**Bathroom**







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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2 Watergate  
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Property Ref: GRM308382 - 0002

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/GRM308382](http://connells.co.uk/Property/GRM308382)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 22 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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