



**Connells**

Victoria Street  
Grantham



### Property Description

Connells are delighted to offer to market this well presented two bedroom terrace property. Internally, the accommodation briefly comprises of an Entrance, Lounge, Dining Room, Kitchen, First Floor, Two Bedrooms and a Bathroom off Bedroom Two. Externally, the property has an enclosed rear garden which is part court yard and part lawn. The property is conveniently positioned for nearby amenities, schools and also boast great access links. Early viewings are highly advised! Call Connells today

### Ground Floor

#### Entrance Hall

#### Lounge

11' 10" x 11' 1" ( 3.61m x 3.38m )

#### Dining Room

12' 3" x 12' ( 3.73m x 3.66m )

#### Kitchen

8' 5" x 7' 7" ( 2.57m x 2.31m )



**First Floor**

**Externally**

**Landing**

**Rear Garden**

**Bedroom One**

12' 2" x 11' 11" ( 3.71m x 3.63m )

**Bedroom Two**

12' 1" x 11' ( 3.68m x 3.35m )

**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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**EPC Rating: D**

**view this property online [connells.co.uk/Property/GRM308460](http://connells.co.uk/Property/GRM308460)**

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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