



**Connells**

Grantley Street  
Grantham



### Property Description

Connells are delighted to bring to the market this two bedroom terraced property situated within the town centre. This property is not only close to the town centre but a 2 minute walk to the train station with access links to London. Internally this property consists of two bedrooms, Bathroom, Kitchen & Lounge. Externally this property offers a private court yard area.

### Ground Floor

#### Kitchen

10' 5" x 10' 2" ( 3.17m x 3.10m )

#### Lounge

11' x 10' 2" ( 3.35m x 3.10m )

### First Floor

#### Bedroom One

10' 6" x 7' 10" ( 3.20m x 2.39m )

#### Bedroom Two

10' 4" x 7' 10" ( 3.15m x 2.39m )

### Bathroom

### Externally

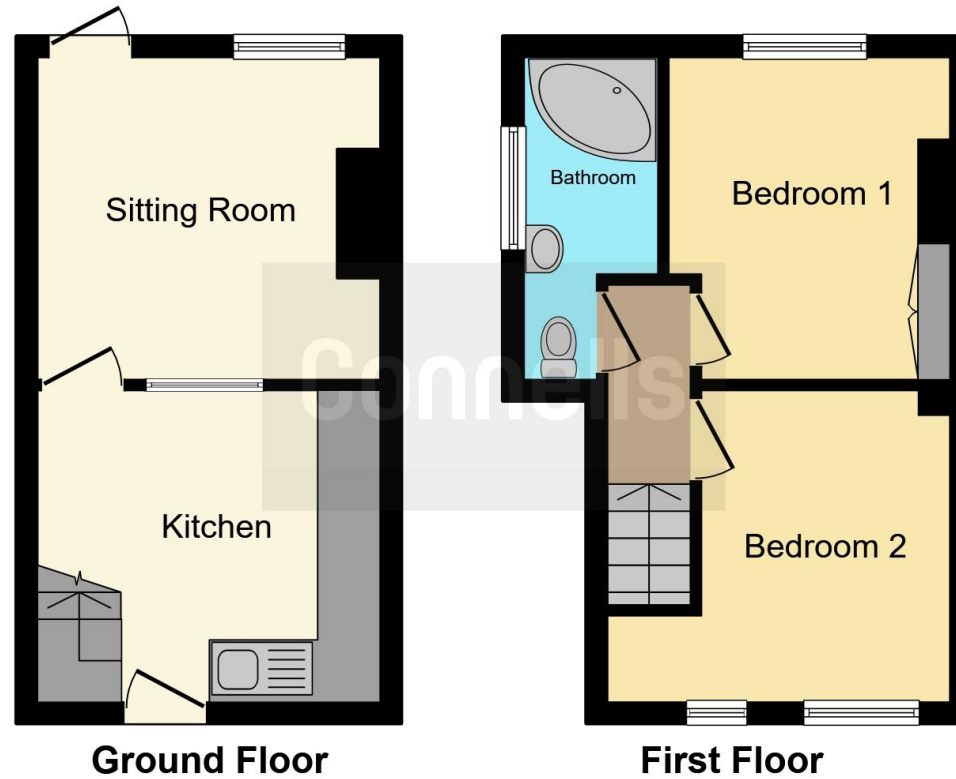
### Rear Garden











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/GRM308461](http://connells.co.uk/Property/GRM308461)**

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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