



Property Description

Connells are delighted to bring to the market this chain free, very well presented two double-bedroom terraced property situated in perfect walking distance of the train station. This property consists of: Lounge,Dining Room,Kitchen. To the first floor there is two bedrooms, family bathroom & a generous loft space.

Externally the property features a garden with artificial turf.

This property would be suitable for investment or a first home. This property is being sold with no onwards chain. Call Connells today to book your viewing.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification

process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Access to the left for the lounge & right for the dining area.

Lounge

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

With two double glazed windows to the front, radiator.

Dining Room

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

With stairs leading to the first floor, access to the kitchen.

Kitchen

8' 3" x 7' 8" (2.51m x 2.34m)

Fitted kitchen, wall and base units , double glazed window to the side, single glazed door to the side.

First Floor

Bedroom One

15' 10" x 11' 10" (4.83m x 3.61m)

Bedroom Two

12' 1" x 12' (3.68m x 3.66m)

Bathroom

Attic Space

Double glazed roof lights to the front and rear with electric panel radiator. This space is accessed via a door & loft ladder from bedroom two.

Rear Garden

Artificial turf, outside W.C. (not tested) and gated access from a shared passage.

To view this property please contact Connells on

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EPC Rating: E Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM308590



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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Property Ref: GRM308590 - 0002