



Connells

Goldsmith Road
Grantham



Property Description

Connells are delighted to bring to the market this three bedroom semi-detached home in a popular area of Grantham.

A welcoming entrance hall leads into a good size lounge, perfect for relaxing or entertaining. To the rear, the property benefits from a bright dining room with direct access to the kitchen, creating a sociable flow ideal for family life. A convenient ground-floor toilet.

Upstairs, the property offers three bedrooms and the family bathroom.

Externally, The front of the property is laid to lawn and gravel. To the rear there is a large enclosed garden mainly laid to lawn.

This property is being sold with no onward chain.

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

With doors leading to the lounge, kitchen, stairs leading to the first floor.

Lounge

13' 10" x 12' (4.22m x 3.66m)

With a window to the front, wood laminate flooring, radiator, doors leading to the dining room.

Dining Room

10' 4" x 8' 7" (3.15m x 2.62m)

With a window to the rear, radiator, carpet, doors leading to the kitchen, lounge.

Kitchen

10' 4" x 8' 7" (3.15m x 2.62m)

With a window to the rear, lino flooring, radiator, wall & base units, boiler, space for washing machine. doors leading to the back hall and the dining room.

Back Hall

4' 3" x 3' 7" (1.30m x 1.09m)

With a door leading to the front of the property, doors leading to the w.c and the kitchen, lino flooring.

Downstairs W.C

4' 3" x 2' 10" (1.30m x 0.86m)

With a window to the rear, lino flooring, w.c.

First Floor

Landing

With a window to the side, carpet, loft access, doors leading to the three bedroom and the family bathroom.

Bedroom One

12' x 12' (3.66m x 3.66m)

Double bedroom, window to the front, radiator, carpet, two built in cupboards.

Bedroom Two

13' 6" x 8' 6" (4.11m x 2.59m)

Double bedroom, window to the rear, radiator, carpet, built in cupboard.

Bedroom Three

8' 6" x 6' 10" (2.59m x 2.08m)

Single bedroom, window to the front, carpet.

Bathroom

7' 1" x 5' 8" (2.16m x 1.73m)

With a window to the rear, radiator, w.c, wash hand basin, bath with shower over.

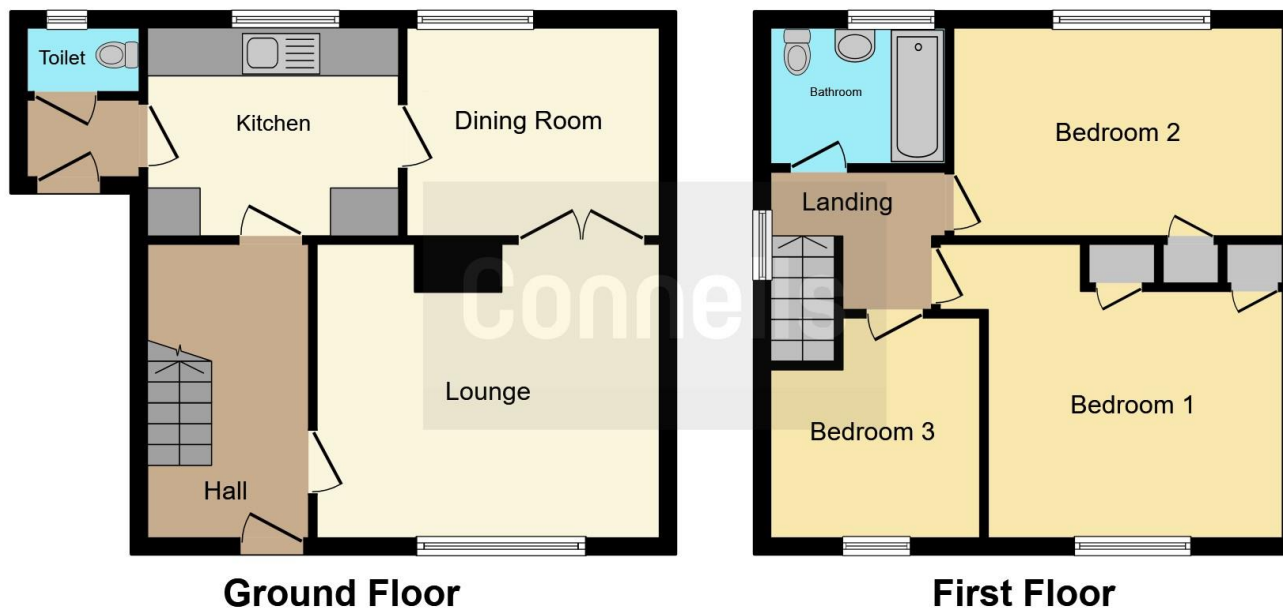
Agents Note

The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.'









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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309208



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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