



Connells

Cliffe Road
Gonerby Hill Foot Grantham

Cliffe Road Gonerby Hill Foot Grantham NG31 8HL

for sale guide price
£155,000



Property Description

Connells are delighted to bring to the market this charming three bedroom semi-detached home with a driveway and garage in a sought after location. The ground floor features a welcoming hallway with the stairs leading to the first floor, spacious lounge with a stunning bay window, dining room and the kitchen. The first floor features three good size bedrooms, bathroom and a separate w.c.

To the front of the property there is a lawned area, driveway and access to the garage. To the rear of the property there is an enclosed rear garden with mature trees and shrubs, lawned area, patio area, access to the garage,

Located in a desirable area of Grantham, the property benefits from a range of local amenities. These include well-regarded primary and secondary schools, Grantham & District Hospital, local convenience stores, and a variety of pubs, cafes, and takeaways. Residents also enjoy access to parks, tennis courts, and a gymnasium. Excellent transport links are available via nearby bus routes, Grantham railway station, and easy access to the A1.

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 uPVC double glazed window to the front, doors leading to the lounge, dining room, kitchen, stairs leading to the first floor.

Lounge

11' 11" x 11' 4" (3.63m x 3.45m)

With a stunning uPVC double glazed bay window to the front, feature fire place, carpet, radiator.

Dining Room

11' 10" x 10' 9" (3.61m x 3.28m)

With two small uPVC double glazed windows to the rear, door leading to the rear garden, carpet, fire.

Kitchen

9' x 7' 4" (2.74m x 2.24m)

With uPVC double glazed window to the rear, storage cupboard, door leading to the rear garden. a range of wall and base units with work surfaces, sink, space for free standing appliances.

First Floor

Landing

With uPVC double glazed window to the side, doors leading to three good size bedrooms, bathroom and a separate w.c.

Bedroom One

12' 8" x 11' 11" (3.86m x 3.63m)

With a stunning uPvc double glazed bay window to the front, carpet, radiator.

Bedroom Two

11' 11" x 11' (3.63m x 3.35m)

With uPVC double glazed window to the rear, built in wardrobes, carpet, radiator.

Bedroom Three

9' 8" x 7' 7" (2.95m x 2.31m)

With uPVC double glazed window to the front, carpet, radiator, storage cupboard.

Bathroom

With uPVC double glazed window to the rear, wash hand basin, bath.

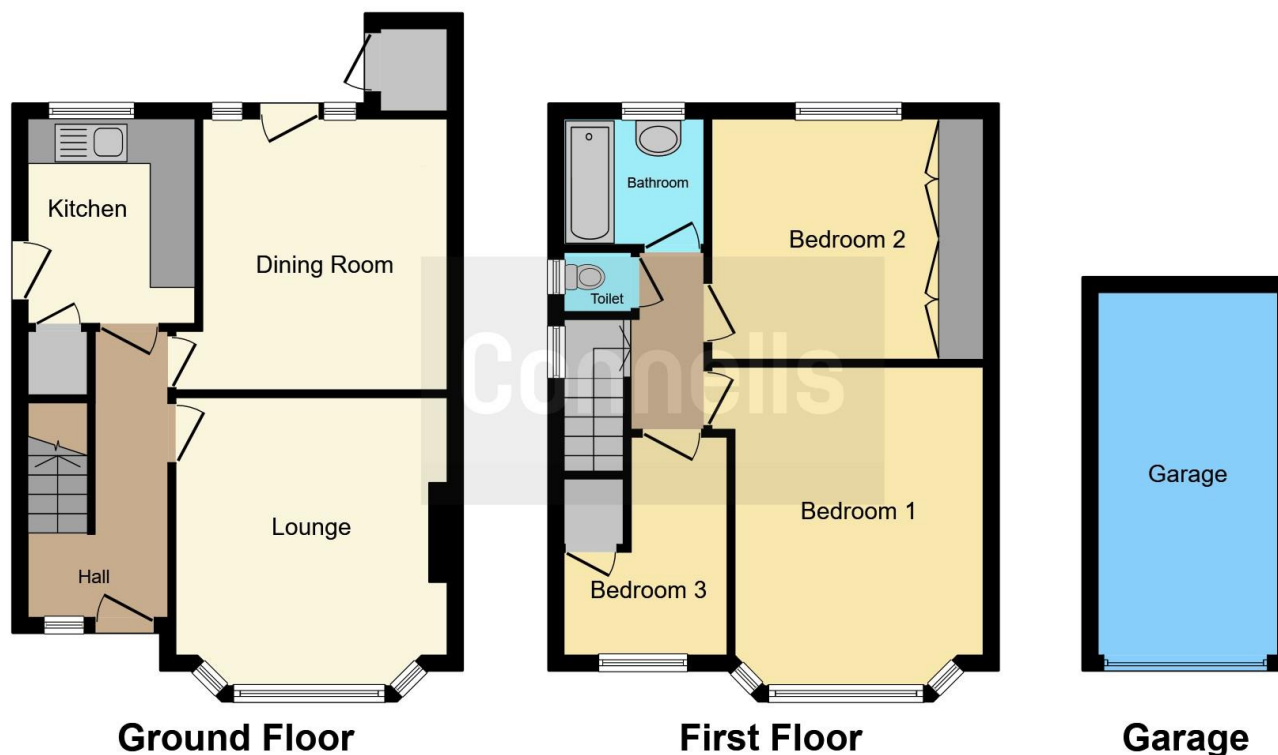
W.C

With uPVC double glazed window to the side, low level w.c.









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

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309299



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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