



**Victoria Street, Grantham NG31 7BW**



**welcome to**

**Victoria Street, Grantham**

\*GUIDE PRICE £135,000 - £140,000\* - Traditional two bedroom, mid-terraced house in a great location. Perfect for a first time buyer or for just downsizing. Boasting good sized living accommodation, downstairs bathroom and, two bedrooms and En-suite. VIEWING IS A MUST !!



## Lounge

11' 11" max x 11' 2" ( 3.63m max x 3.40m )

Front door leading into the lounge having a window to the front aspect, feature fireplace with marble effect surround, hearth and a gas fire. Carpet, built-in storage cupboards with shelving above, a radiator and door leading through to the dining room.

## Dining Room

11' 11" max x 13' 11" max ( 3.63m max x 4.24m max )

This spacious room features a window to the rear aspect, beautiful feature fireplace with cast iron fire, marble hearth, and wood surround, (gas connections are hidden if required) Radiator, wooden effect laminate flooring, stairs leading up to the first floor landing, storage cupboard and a door leading through to the kitchen.

## Kitchen

6' 7" x 9' 7" ( 2.01m x 2.92m )

Galley style kitchen with a window to the side aspect, white units to both the floor and eye level with black speckled worktops over, stainless sink with side drainer and mixer tap and white tiled splashbacks. Integrated oven, electric hob with extractor hood above, and plumbing for a washing machine. The kitchen also benefits from a radiator, wooden effect laminate flooring and uPVC door leading out to the rear.

## Downstairs Bathroom

With a window to the side aspect, bath with shower over, pedestal wash hand basin, low level WC, extractor fan, tiled flooring and fully tiled walls.

## First Floor Landing

With doors leading to bedroom 1 and bedroom 2.

## Bedroom One

11' 2" x 12' max ( 3.40m x 3.66m max )

With a window to the front aspect, carpet, coving to the ceiling, a radiator, and an arched alcove to one wall.

## Bedroom Two

11' 3" x 11' 11" max ( 3.43m x 3.63m max )

With a window to the rear aspect, carpet, coving to the ceiling, an arched alcove to one wall, radiator and door leading through to the en-suite.

## En-Suite Shower Room

With a window to the rear aspect, a double width shower cubicle, pedestal wash hand basin, low level WC, partially tiled walls, wooden effect laminate flooring and a radiator.

## General Description Outside

Private enclosed rear garden with fencing, paved patio perfect for outside dining, lawn, and an additional paved area for seating and a shed.



**view this property online** [williamhbrown.co.uk/Property/GST112394](http://williamhbrown.co.uk/Property/GST112394)



welcome to

## Victoria Street, Grantham

- Traditional Mid-Terraced House
- Lounge and Dining Room
- Downstairs Bathroom and En-Suite
- Two Double Bedrooms
- Rear Garden with Patio and Lawn

Tenure: Freehold EPC Rating: Awaiting

guide price

**£135,000 - £140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST112394](http://williamhbrown.co.uk/Property/GST112394)



Property Ref:  
GST112394 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)