

**East Avenue, Grantham NG31 7PW** 

## welcome to

# **East Avenue, Grantham**

\*GUIDE PRICE £165,000 - £175,000\* - NO CHAIN!! Perfect investment property, already let at £875pcm. Located on the edge of town with good access to a wide range of amenities. Good sized accommodation including, kitchen, lounge, cloakroom, three bedrooms and bathroom.

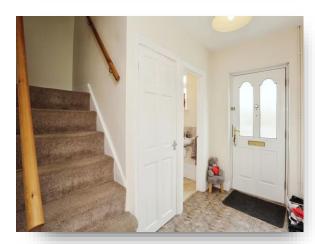












#### **Entrance Hall**

Part glazed door into the hall which is fitted with ceramic tiled flooring, staircase to the first floor landing with a door to the storage cupboard, radiator, access into the cloakroom and an archway leading into the kitchen.

#### Cloakroom

Fitted with a two piece suite comprising a wash hand basin with decorative splashbacks, low level WC and an extractor fan.

#### Lounge

16'  $\times$  10' 11" max (  $4.88m \times 3.33m \text{ max}$  ) The lounge features an Adamstyle fireplace with a marble hearth, window to the front aspect, carpet and two radiators.

#### **Kitchen**

10' 9" max x 10' 8" max ( 3.28m max x 3.25m max ) The kitchen boasts a range of light grey units and drawers with a one and half sink unit with drainer and mixer tap. Fitted electric oven with an electric hob and extractor hood above, further space for appliances, understairs storage area, spotlights, radiator, window to the rear aspect and a part glazed door out to the rear garden.

### **First Floor Landing**

Staggered staircase leading to the first floor landing with open balustrade, hatch access to the loft and further access to the three bedrooms and family bathroom.

#### **Bedroom One**

11' 4"  $\times$  11' 1" max (  $3.45m \times 3.38m \text{ max}$  ) Bedroom one has a window to the front aspect, carpet and a radiator.

### **Bedroom Two**

10' 10" x 6' 6" ( 3.30m x 1.98m )

The second bedroom is fitted with a window to the rear aspect, with a radiator under and carpet.

#### **Bedroom Three**

9' 8" min x 7' 10" max ( 2.95m min x 2.39m max ) This irregular shaped room has a window to the rear with a radiator under, carpet, door into the storage cupboard which houses the new boiler.

### **Family Bathroom**

This spacious family bathroom boasts a P-shaped bath with shower over, pedestal wash hand basin and a low level WC, extractor fan, heated towel rail, obscured window to the rear and is fully tiled throughout.

### **General Description Outside**

The property is approached by double gates which lead onto the gravelled frontage, providing off road parking for two vehicles and gated side access into the rear garden.

This well-proportioned rear garden is ideal for a family or keen gardeners. Benefiting from a hard standing seating area which includes a shed (which has electric in it by way of a light and electric socket) with the rest of the garden mainly laid to lawn.





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## **East Avenue, Grantham**

- **End-Terraced Family House**
- Modern Throughout
- Three Bedrooms
- Driveway for Off-Road Parking
- Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£165,000 - £175,000



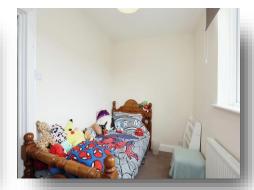




First Floor







The Grove Coople Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/GST112456



Property Ref: GST112456 - 0008 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.



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