



**East Avenue, Grantham NG31 7PW**



**welcome to**

**East Avenue, Grantham**

\*GUIDE PRICE £165,000 - £175,000\* - NO CHAIN!! Perfect investment property, already let at £875 pcm. 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. Viewing Essential



### 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' x 10' 11" max ( 4.88m x 3.33m 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" x 11' 1" max ( 3.45m x 3.38m 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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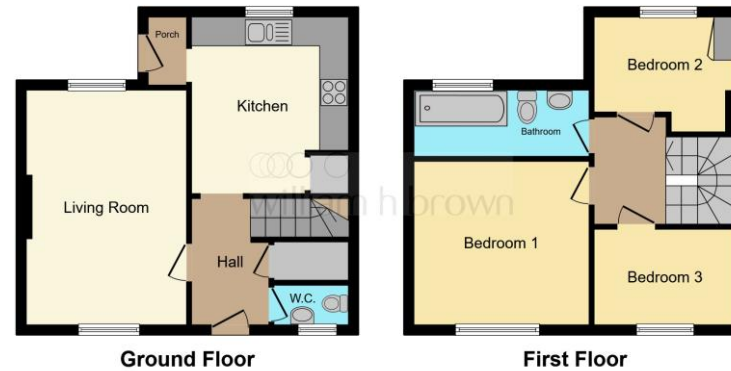
- End-Terraced Family House
- Modern Throughout
- Three Bedrooms
- Driveway for Off-Road Parking
- Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£165,000 - £175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112456 - 0009

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