



**Houghton Road, Grantham NG31 6JB**

**welcome to**

**Houghton Road, Grantham**

Great opportunity to purchase this traditional spacious three bedroom, mid-terraced house close to some local amenities and 10 minute walk to the train station. The property briefly comprises of two reception rooms, kitchen with utility and cloakroom, bathroom and well kept rear garden.



## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Entrance Hallway

Entering through a part glazed door, there are stairs leading up to the first floor landing, and doors leading to the Lounge and Dining Room.

## Lounge

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

This traditional Bay Fronted lounge, has a fireplace with gas fire, fitted carpets and a radiator.

## Dining Room

12' 4" x 12' 3" max ( 3.76m x 3.73m max )

The Dining Room is fitted with a gas fire, a window to the rear aspect, carpets and radiator.

## Kitchen

10' 3" x 7' ( 3.12m x 2.13m )

Facing the rear aspect there are a range of wooden units to the floor and eye level, with a freestanding cooker, sink, carpet and door leading through to the utility area.

## Utility Area

7' x 4' 11" min ( 2.13m x 1.50m min )

With a door leading out to the rear garden and door giving access to a separate WC which has a toilet and window to the side aspect.

## Bedroom One

11' x 12' ( 3.35m x 3.66m )

Facing rear aspect with beautiful views over Dysart Park, there are fitted wardrobes, carpets, radiator and a door giving access to the Family Bathroom.

## Bedroom Two

14' 9" x 12' 3" ( 4.50m x 3.73m )

Facing the front aspect with fitted wardrobes, carpet and a radiator.

## Bedroom Three

15' 11" x 16' max ( 4.85m x 4.88m max )

The Attic Room is fitted with carpets, radiator and window to the front aspect.

## Bathroom

Fitted with a three piece suite, comprising of bath, pedestal sink basin, and low level WC, there is fitted carpets and airing cupboard.

## General Description Outside

This beautifully kept rear garden, has a patio for outdoor dining, grass lawn, and gated access to the front.



**view this property online** [williamhbrown.co.uk/Property/GST111275](http://williamhbrown.co.uk/Property/GST111275)



welcome to

## Houghton Road, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Traditional Mid-terraced House
- Kitchen with Utility and Cloakroom

Tenure: Freehold EPC Rating: D

guide price

**£120,000**



Ground Floor



First Floor



Second Floor



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/GST111275](https://www.williambrown.co.uk/Property/GST111275)



Property Ref:  
GST111275 - 0004

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@williambrown.co.uk](mailto:Grantham@williambrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williambrown.co.uk](https://www.williambrown.co.uk)