

Truro Close, Grantham NG31 8PH



welcome to

Truro Close, Grantham

GUIDE PRICE £155,000 - £165,000 - Perfect First Time Buyer or Investor home. Lovely semi-detached house in a sought after area off Barrowbygate. Close to local amenities including shop, pharmacy and primary school this property offers a lounge, kitchen diner, two bedrooms and bathroom.













Entrance Hall

Entering the property through a part-glazed door into the entrance hall with carpet, radiator, staircase leading to the first floor landing and door through to the lounge.

Lounge

12' 9" max x 13' 4" (3.89m max x 4.06m) With a window to the front aspect, feature fireplace with surround and inset electric fire, wooden effect flooring, radiator and archway leading through to the dining kitchen.

Kitchen Diner

7' 2" x 12' 4" (2.18m x 3.76m) With a window the rear aspect, and having a range of units to both the floor and eye level with worktops over, stainless sink with drainer, inset oven, hob and extractor above. Space for appliances, tiled floor, radiator and door leading out to the rear garden.

First Floor Landing

With, carpet, radiator, hatch access to the loft and doors leading to the bedrooms and bathroom.

Bedroom One

12' 4" max x 11' 10" (3.76m max x 3.61m) With a window to the front aspect, carpet and a radiator. Bedroom one 11.93×9.36 Carpet radiator and window to the front

Bedroom Two

 6^{\prime} 1" x 8^{\prime} 10" (1.85m x 2.69m) With a window to the rear aspect, carpet and a radiator.

Bathroom

 $6' \times 5' 7" (1.83m \times 1.70m)$ With a window to the rear aspect and comprising of a bath with shower over, wash hand basin, low level WC, and tiled walls.

General Description Outside

Approaching the property to the front with space for off-road parking and gate leading through to the rear of the property.

The rear garden features lawn, patio area ideal for outside dining and enclosed by fencing.





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- Semi-Detached House
- Ideal First Time Buyer or Investor
- Well Presented Throughout
- Two Bedrooms
- Driveway for Off-Road Parking

Tenure: Freehold EPC Rating: D

guide price £155,000 - £165,000

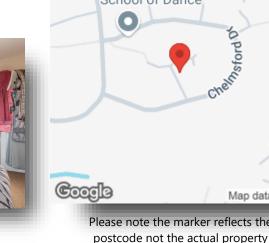


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Property Ref: GST112734 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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



63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

