



Harrowby Road, Grantham NG31 9DY

welcome to

Harrowby Road, Grantham

Fixed Price of £120,000 - Perfect Investor Property or for First Time Buyers !! In need of some TLC, this is a great property with two reception rooms, two double bedrooms, kitchen and wetroom. Small frontage, side passage and courtyard rear garden.



Entrance

Entering the property through a part glazed door to the side from the shared alleyway, with understairs storage cupboard, and doors leading to the lounge and dining room.

Lounge

10' 11" max x 10' 9" max (3.33m max x 3.28m max)

With a window to the front aspect, chimney breast, coving to the ceiling, radiator, and cupboards housing the consumer unit.

Dining Room

10' 10" max x 11' 9" max (3.30m max x 3.58m max)

With a window to the rear aspect, radiator, wall mounted boiler, coving to the ceiling, door to the staircase and first floor landing and open through to the kitchen.

Kitchen

4' 10" x 8' 11" (1.47m x 2.72m)

A very practical kitchen with window to side aspect, and having a range of wood effect units to both the floor and eye level with marble effect worktops over, stainless steel sink with drainer, mixer tap and white tile splashbacks. Radiator, space for appliances, door leading out to the rear courtyard and sloping ceiling (restricted head height).

First Floor Landing

Wood flooring, airing cupboard with water tank, hatch access to the loft and doors leading to the bedrooms and wetroom.

Bedroom One

11' 2" max x 10' 11" max (3.40m max x 3.33m max)

With a window to the front aspect, radiator, exposed floorboards, chimney breast, and deep skirting boards.

Bedroom Two

11' 11" max x 8' 2" max (3.63m max x 2.49m max)

With a window to rear aspect, radiator, chimney breast, exposed floorboards and deep skirting boards.

Wetroom

8' 8" x 5' 1" (2.64m x 1.55m)

With a window to the rear aspect, wall mounted shower, pedestal wash hand basin, partially tiled walls, sink, radiator and extractor fan.

General Description Outside

To the front there is a small gravelled area with a dwarf brick wall, alleyway leading through to the rear.

The rear courtyard garden features a small paved patio area and mostly gravel, enclosed by fencing. Brick outbuildings to the rear for storage.



view this property online williamhbrown.co.uk/Property/GST112953



welcome to

Harrowby Road, Grantham

- Mid Terraced House
- Two Reception Rooms
- Two Double Bedrooms
- In Need of Some TLC
- Investor or First Time Buyer Property

Tenure: Freehold EPC Rating: D

£120,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST112953](https://www.williamhbrown.co.uk/Property/GST112953)



Property Ref:
GST112953 - 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



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