



**Chelmsford Drive, Grantham NG31 8PF**



**welcome to**

**Chelmsford Drive, Grantham**

Guide price of £190,000 - In need of modernisation, this could be a fantastic property, on a spacious corner plot with so much potential. Two reception rooms, four bedrooms, driveway and garage. In a sought after location and close to local amenities. Viewing is Essential



## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 Hall

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

## Downstairs Cloakroom

With a window to the rear aspect, wash hand basin, low level WC and radiator.

## Lounge

11' 8" x 19' 5" ( 3.56m x 5.92m )

With a bay window to the front aspect, fireplace with inset fire and radiator.

## Dining Room

10' 9" x 9' 1" ( 3.28m x 2.77m )

Dual aspect room with a bay window to the front and window to the side aspect and radiator.

## Kitchen

14' x 8' 1" ( 4.27m x 2.46m )

With a window to the side aspect, and having a range of wooden units to both the floor and eye level with worktops over, stainless steel sink, radiator and door leading out to the side.

## First Floor Landing

With doors leading to the bedrooms and family bathroom and hatch access to the loft.

## Bedroom One

11' 8" x 9' 1" ( 3.56m x 2.77m )

With a window to the front aspect, radiator and door leading into the en-suite.

## En-Suite Shower Room

With a window to the side aspect, shower cubicle, wash hand basin, low level WC and radiator.

## Bedroom Two

14' 8" x 7' 5" ( 4.47m x 2.26m )

Double dual aspect room with a window to the side and front aspects, and radiator.

## Bedroom Three

11' 9" x 9' 1" ( 3.58m x 2.77m )

With a window to the front aspect, built-in wardrobe and radiator.

## Bedroom Four

9' 3" x 7' 8" ( 2.82m x 2.34m )

With a window to the side aspect and radiator.

## Family Bathroom

With a window to the side aspect, and comprising of a bath, wash hand basin, low level WC and radiator.

## General Description Outside

Good sized plot with lawns to the front and driveway leading to a garage. Gated access through to the rear garden.



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## Chelmsford Drive, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached House
- In need of Full Modernisation

Tenure: Freehold EPC Rating: E

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112909 - 0003

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