

Chelmsford Drive, Grantham NG31 8PF



welcome to

Chelmsford Drive, Grantham

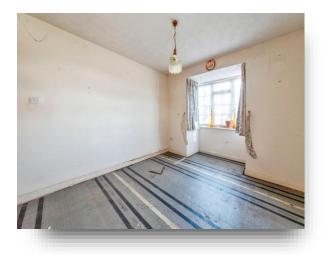
Guide price of £190,000 - In need of modernisation, this could be a fantastic property, on a spacious corner plot with so much potential. Two reception rooms, four bedrooms, driveway and garage. In a sought after location and close to local amenities. Viewing is Essential













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" ($3.56m \times 5.92m$) With a bay window to the front aspect, fireplace with inset fire and radiator.

Dining Room

10' 9" x 9' 1" ($3.28m \times 2.77m$) Dual aspect room with a bay window to the front and window to the side aspect and radiator.

Kitchen

14' x 8' 1" ($4.27m \times 2.46m$) 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" ($3.56m \times 2.77m$) 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.

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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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- 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**



Garage





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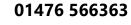


Property Ref: GST112909 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

The Beth Cresswell School of Dance

Play Area 🔺

Neals Cres

Coles

Map data @2025

Chelmsford

Please note the marker reflects the

postcode not the actual property



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