

**Stamford Street, Grantham NG31 7BP** 



## welcome to

# **Stamford Street, Grantham**

\*GUIDE PRICE £120,000 - £130,000\* - Perfect First Time Buyer or Investor property. In need of some updating and decoration this traditional terrace house benefits from two reception rooms, kitchen, downstairs bathroom, two double bedrooms and attic room. Viewing is Highly Recommended.













### Lounge

12' 2" x 11' 6" ( 3.71m x 3.51m )

Front door leading straight into the lounge with a window to the front aspect, feature fireplace with wood surround, inset fire and hearth, laminate wood effect flooring, radiator, coving to the ceiling and door to the inner hallway.

## **Inner Hallway**

With a staircase leading to the first floor landing, and down into the cellar and door to the dining room.

## **Dining Room**

12' 2" x 11' 6" ( 3.71m x 3.51m )

With a window to the rear aspect, wood fire surround and hearth, radiator, laminate wood effect flooring, coving to the ceiling and door leading through to the kitchen.

#### Kitchen

9' 11" x 6' 11" ( 3.02m x 2.11m )

With a window to the side aspect, and comprising of wood effect units to both the floor and eye level with worktops over, one and a half stainless steel sink, drainer, mixer tap and partial tiling to the walls. Space for appliances, plumbing for a washing machine, tiling to the floor, coving to the ceiling, radiator, part glazed door leading out to the garden and door through to the downstairs bathroom.

### **Downstairs Bathroom**

7' 9" x 6' 10" ( 2.36m x 2.08m )

With a window to the side aspect, and comprising of a bath with shower over, vanity sink unit, low level WC, tiling to the walls and floor, cupboard housing the boiler (which is newly fitted), heated towel rail Boiler in the cupboard, heated towel rail and slight sloped ceiling.

#### **Bedroom One**

12' 2" x 11' 6" ( 3.71m x 3.51m )
With a window to the front aspect, exposed floorboards, and radiator,

### **Bedroom Two**

12' 3" x 11' 5" ( 3.73m x 3.48m ) With a window to the rear aspect, built in wardrobe, exposed floorboards and radiator.

#### **Attic Room**

10' 3" x 19' 4" ( 3.12m x 5.89m )

With a window to the front aspect, heated electric radiator, exposed floorboards, spotlights in the ceiling, sloped ceiling (restricted head height).

## **General Description Outside**

Rear courtyard style garden with lawn, shrubs and gates to the rear, enclosed by fencing.





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# **Stamford Street, Grantham**

- Traditional Terrace House
- In Need of Some Updating and Decoration
- Two Reception Rooms
- Two Bedrooms and Attic Room
- Good Location

Tenure: Freehold EPC Rating: E

Council Tax Band: A

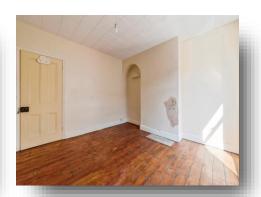
guide price

£120,000 - £130,000









Please note the marker reflects the postcode not the actual property

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william h brown

# 01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire, NG31 6NN



williamhbrown.co.uk

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.