



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.



view this property online williamhbrown.co.uk/Property/GST113223



welcome to

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



view this property online williamhbrown.co.uk/Property/GST113223



Property Ref:
GST113223 - 0002

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

Please note the marker reflects the
postcode not the actual property