

College Street, Grantham NG31 6HG



welcome to

College Street, Grantham

GUIDE PRICE £155,000 - £165,000 - Presented to a very high standard throughout, this extended terrace property in the centre of Grantham is close to the train station, and the town centre. Three bedrooms plus a nursery room, newly decorated and with new carpets, also benefiting from a new boiler.













Entrance

Entrance door from the front aspect leading into the entrance hall. With a tiled floor, two radiators. Doors leading to the cloakroom, lounge, kitchen and stairs leading to the first floor. Steps leading to the cellar.

Lounge

22' 1" x 10' 1" (6.73m x 3.07m)

With feature brick built fireplace, brand-new carpet, windows to the front and the rear aspects, and two radiators.

Kitchen

9' 3" x 17' 10" (2.82m x 5.44m)

With grey units at floor and eye level and worktops over, stainless sink with single drainer and mixer tap over. new oven hob and extractor, tiles to the floor and the walls, Radiator, built in dishwasher and washing machine, two windows to the side aspect, back door leading to the garden.

Downstairs Cloakroom

Cloakroom with low level wc, pedestal wash hand basin, and a radiator to one wall. Tiled flooring and wall mounted newly fitted boiler.

Cellar

The cellar is down a flight of stairs and is a 2 roomed, full head height cellar, it's never been tanked or utilised as rooms, but it is a cellar that is used for storage and was originally used for coal (the original definition of a cellar).

First Floor Landing

Carpeted staircase and second staircase leading to the attic room.

Bedroom One

11' 1" x 10' 2" (3.38m x 3.10m)

With feature Victorian cast iron fireplace. Window to the front aspect, radiator, and white painted stripped wooden flooring.

Bedroom Two

10' 5" x 11' 6" (3.17m x 3.51m)

With window to the rear, feature Victorian style cast iron fireplace, radiator, white painted floorboards.

Nursery/Home office

5' 7" x 5' (1.70m x 1.52m)

With a window to the front aspect, radiator, floorboards painted white. This room is ideal for a nursery or a home office, or potentially as a dressing room.

Upstairs Bathroom

7' 10" x 5' 1" (2.39m x 1.55m)

With wood effect flooring this upstairs bathroom comprises of a bath with a shower over, low level wc, wash hand basin, heated towel rail, and part tiling to the walls.

Bedroom Three - Second Floor

16' 9" x 11' 8" (5.11m x 3.56m)

This very spacious double room has sloped ceilings to either side (possible restricted head height) radiator, window to the front and rear aspect providing lots of light.

General Description Outside

With a gate off the passageway leading to the rear garden which is gravelled for easy maintenance, surrounded by a brick wall.





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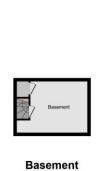
- EXTENDED Traditional Terrace House
- Three Bedrooms plus a Nursery/Home Office
- Spacious Double Bedroom to the top floor
- Two reception Rooms
- Downstairs cloakroom

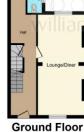
Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£155,000 - £165,000





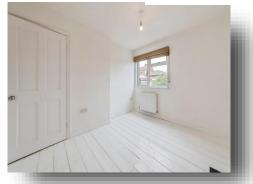




Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must relied to the party mus

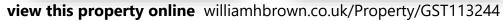








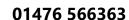
Please note the marker reflects the postcode not the actual property





Property Ref: GST113244 - 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.





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