



3b Fletcher Street, GRANTHAM NG31 6BP

welcome to

3b Fletcher Street, GRANTHAM

Great access to the town centre and train station this FIRST FLOOR FLAT is 'Move in' ready. Offering a spacious living area, kitchen, two bedrooms and bathroom with storage. Selling with 'Tenants in Situe' - Give us a call to view today on 01476 566363.



Entrance Hall

Entrance hall door from the street leading into the property with a staircase leading up to the first floor.

Landing

With a storage cupboard, carpet and doors leading into the lounge and bedrooms.

Lounge

16' 3" x 11' 4" (4.95m x 3.45m)

Nice size living area with a decorative fireplace, brick wall feature, window to the front aspect, carpet, radiator and door through to the kitchen.

Kitchen

8' 6" x 7' 11" (2.59m x 2.41m)

With a window to the front aspect, and having a range of light wood effect units to both the floor and eye level with black marble effect worktops over, stainless steel sink, drainer and mixer tap with white tile splashbacks. Integrated electric oven, hob with extractor hood above, space for appliances, wall mounted boiler, tiling to the floor and radiator.

Bathroom

8' 1" x 7' 9" (2.46m x 2.36m)

With sliding doors to a storage area which has space for a washing machine.

Window to the side aspect, and comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to the walls, vinyl floor, and a heated towel rail.

Bedroom One

11' 3" x 8' 10" (3.43m x 2.69m)

With a window to the side aspect, feature decorative fireplace, carpet and radiator.

Bedroom Two

11' 4" x 7' 3" (3.45m x 2.21m)

With a window to front aspect, carpet and radiator.

Agents Note:

Vendor owns the Freehold also, and when the property is sold there will be a new 125 year lease put into place.



view this property online williamhbrown.co.uk/Property/GST113280



welcome to

3b Fletcher Street, GRANTHAM

- First Floor Flat
- Spacious Living Accommodation
- Two Bedrooms
- Town Centre Location
- 5 Minute Walk to Train Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Nov 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£97,500



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113280



Property Ref:
GST113280 - 0006

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