





welcome to

Springfield Road, Grantham

Calling FIRST TIME BUYERS or INVESTORS!! Traditional terrace house in a great location for amenities and train station. Benefitting from two reception rooms, kitchen, downstairs bathroom, three bedrooms, rear garden and off road parking. Call us to view on 01476 566363













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, jamsold 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

Side passageway leading to the door and hallway with laminate flooring, understairs storage cupboard, radiator, staircase to the first floor landing and doors leading through to the lounge and dining room.

Lounge

11' 11" x 11' 10" (3.63m x 3.61m)

With a window to the front aspect, feature fireplace with marble effect surround, hearth and inset gas fire, carpet, cornacing to the ceiling and radiator.

Dining Room

11' 10" x 11' 9" (3.61m x 3.58m)

With a window to the rear aspect, feature fireplace with marble effect surround, hearth and inset gas fire, wood effect flooring, radiator and doorway through to the kitchen.

Kitchen

7' 6" x 9' 8" (2.29m x 2.95m)

With a window to the side aspect and having a range of cream units to both the floor and eye level with wood effect worktop over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated electric oven, hob with extractor above. Space for appliances, radiator and door leading through to the bathroom and out to the rear garden.

Downstairs Bathroom

7' 4" x 6' 1" (2.24m x 1.85m)

With windows to the side and rear aspects, comprising of a bath with shower over, pedestal wash hand basin, low level WC, partial tiling to the walls and tiled flooring.

First Floor Landing

Having hatch access to the loft, carpet and doors leading to the bedrooms.

Bedroom One

13' 8" x 11' 11" (4.17m x 3.63m)

Good size bedroom with a window the front aspect, carpet and radiator.

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)

Another good size double bedroom with a window to the rear aspect, built-in storage housing the boiler, period fireplace, carpet and radiator.

Bedroom Three

10' 2" x 7' 4" (3.10m x 2.24m)

With a window to the rear aspect, carpet and radiator.

General Description Outside

Nice rear garden with gate leading to the alleyway, featuring a patio area, lawn, shed and outhouse for storage with fence surrounding.

There is a parking space behind the property.





welcome to

Springfield Road, Grantham

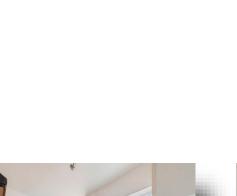
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Traditional Terrace House
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£105,000







First Floor

Ground Floor

Cools

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113156



Property Ref: GST113156 - 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

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

Grantham@williamhbrown.co.uk



williamhbrown.co.uk

01476 566363

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.