



**Edward Street, GRANTHAM NG31 6JG**



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## **Edward Street, GRANTHAM**

Traditional mid-terraced house in a popular location close to a recreational park containing a children's playground or dog walking and convenience store. This three bedroom property also benefits from two reception rooms, kitchen, downstairs wet room and small yard to the rear.



## 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, iamsold 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.

## Lounge

11' 2" x 11' 3" ( 3.40m x 3.43m )

Entering the property into the lounge, with a window to the front aspect, laminate flooring, shelving, deep skirting boards, coving to the ceiling, and doorway leading into an inner hallway.

## Inner Hallway

Benefitting from a storage cupboard and doorway through to the dining room.

## Dining Room

11' 1" x 11' 2" ( 3.38m x 3.40m )

With French doors leading out to the rear garden, laminate flooring, deep skirting boards, coving to the ceiling, radiator and door leading to the staircase and first floor landing.

## Kitchen

8' 6" x 8' 3" ( 2.59m x 2.51m )

Galley style kitchen with two windows to the side aspect and having a range of white units to both the floor and eye level with worktops over, stainless steel sink, mixer tap and tile splashbacks. Integrated double oven, gas hob with extractor hood above and dishwasher. Tiled flooring and doorway into the utility space.

## Utility Area

Having space for a washing machine, fridge freezer, door leading out to the rear garden and door leading into the wetroom.

## Downstairs Wetroom

9' 4" x 6' ( 2.84m x 1.83m )

With a window to the side aspect and comprising of a walk-in shower area, with a waterfall shower, attachment and glass screen, vanity sink unit, low level WC, tiles to the floor, and heated towel rail.

## First Floor Landing

Having a hatch access to the left, carpet and doors to two of the bedrooms.

## Bedroom One

11' 3" x 11' 2" ( 3.43m x 3.40m )

With a window to the front aspect, exposed floorboards, radiator, coving to the ceiling, and deep skirting boards.

## Bedroom Two

11' 2" x 11' 1" ( 3.40m x 3.38m )

With a window to the rear aspect, carpet, radiator, deep skirting boards, coving to the ceiling and door leading into bedroom three.

## Bedroom Three

6' 4" x 8' ( 1.93m x 2.44m )

With a window to the rear aspect, carpet, radiator, and deep skirting boards. This room would be perfect as a nursery, playroom or children's bedroom.

## General Description Outside

The rear garden is courtyard style with a fence around, gravel area with an alleyway leading to the rear.



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## Edward Street, GRANTHAM

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-Terraced House
- Some Cosmetic Works Required

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£115,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST113362 - 0002

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