

Queen Street, GRANTHAM NG31 6BS

welcome to

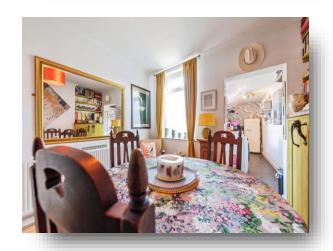
Queen Street, GRANTHAM

GUIDE PRICE £125,000 - £135,000 - Beautifully renovated and decorated throughout, this end-terrace house would be perfect for a First Time Buyer or Investor. Boasting two reception rooms, modern kitchen, two bedrooms, bathroom and cellar. Viewing is a must for this property!!













Entrance Hallway

Front door from the alleyway leads to the entrance hall, with a staircase leading to the first floor landing, and down into the cellar, and doors leading into the lounge and dining room.

Cellar

Steps leading down to the cellar with electric, ideal for storage.

Lounge

10' 10" x 10' 9" (3.30m x 3.28m)

With a window to the front aspect, feature fireplace with tiling and electric fire, laminate wood flooring, coving to the ceiling and radiator.

Dining Room

10' 2" x 10' 10" (3.10m x 3.30m)

With a window to the rear aspect, built-in storage cupboard, laminate wood flooring, coving to the ceiling and radiator.

Kitchen

15' 6" x 4' 6" (4.72m x 1.37m)

Lovely galley style kitchen with a window to the side aspect, and having a range of white units to the floor with dark mottled worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated electric oven, gas hob with extractor hood above, Space for a washing machine, dishwasher and fridge freezer. Vinyl flooring, radiator and partglazed door leading out to the rear courtyard garden.

First Floor Landing

With a storage cupboard, carpet, hatch access to the loft and doors leading to the bedrooms and bathroom.

Bedroom One

11' 10" x 10' 8" (3.61m x 3.25m) With a window to the front aspect, carpet and radiator.

Bedroom Two

 $8' \times 6' \ 9'' \ (2.44 \text{m} \times 2.06 \text{m})$ With a window to the rear aspect, carpet and radiator.

Bathroom

10' 11" x 4' 9" (3.33m x 1.45m)

With a window to the rear aspect, and comprising of a bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, vinyl flooring, heated towel rail and cupboard housing the boiler.

General Description Outside

Beautiful outside area to the rear with gravel area, patio, perfect for outside dining and entertaining, shrubs, and planters, enclosed by fencing and with a gate leading to the passage.





welcome to

Queen Street, GRANTHAM

- **End-Terraced House**
- Beautifully Renovated and Decorated
- Two Reception Rooms
- Permit Parking
- Close to the Train Station and Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£125,000







Ground Floor First Floor



Please note the marker reflects the postcode not the actual property





Property Ref: GST113402 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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)

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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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