



**College Street, Grantham NG31 6HG**



**welcome to**

**College Street, Grantham**

Traditional mid-terraced house situated in the centre of Grantham, with lounge, dining room and kitchen and three bedrooms. Also benefitting from a courtyard garden to the rear. Outbuildings with potential to extend (subject to planning). Short walk to the shops and busy train station.



## 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.

## Entrance

Passageway leading to the UPVC front door which leads into the inner hallway.

## Inner Hallway

Door leading to the cellar, and doors leading off to the lounge and the dining room

## Lounge

11' 2" x 11' 2" max ( 3.40m x 3.40m max )  
With a window to the front aspect, coving to the ceiling, built in cupboard to one side of the chimney breast which houses the meters. Electric fire and radiator.

## Dining Room

13' max x 11' 2" ( 3.96m max x 3.40m )  
With a window to the rear aspect, coving to the ceiling, radiator and door leading to the under stairs cupboard. With a built-in cupboard to one side of the chimney breast which houses the glow worm Boiler.

## Kitchen

9' 6" x 6' 4" ( 2.90m x 1.93m )  
Having a range of white coloured units at both floor and eyelevel, with woodgrain work surfaces over. To include a breakfast bar, free standing cooker, stainless steel sink unit with a single drainer and a mixer tap over. Decorative white tiling to the walls. Plumbing for an automatic washing machine, and space for further appliances. With a window to the side access and part glazed door leading to further storage room which was previously outbuildings. This provides potential to convert into a utility room or downstairs cloakroom.

## First Floor Landing

Staggered staircase with a radiator at the halfway point. There is a door giving access to a large spacious storage cupboard, and a further door leading to a second staircase to the attic room.

## Bedroom One

12' 9" max x 11' 2" ( 3.89m max x 3.40m )  
This good size double bedroom has a window to the front aspect and a radiator.

## Bedroom Two

8' 1" min x 6' 8" ( 2.46m min x 2.03m )  
With a window to the rear aspect and a radiator.

## Bathroom

10' 6" x 5' 9" max ( 3.20m x 1.75m max )  
This generous size bathroom has a bath with a shower over, low-level WC, pedestal wash handbasin and part tiling to the walls. Heated towel rail and built-in storage cupboards, and a window to the rear aspect.

## Bedroom Three - Attic Room

13' 6" x 11' 7" ( 4.11m x 3.53m )  
This good size attic bedroom has a radiator, a high-rise window and storage cupboards in the eaves space.

## General Description Outside

There is a courtyard to the rear with a gate.

## Auction Notes:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).  
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.  
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.  
[https://www.rightmove.co.uk/properties/150033005#/channel=RES\\_BUY](https://www.rightmove.co.uk/properties/150033005#/channel=RES_BUY)



**view this property online** [williamhbrown.co.uk/Property/GST113707](http://williamhbrown.co.uk/Property/GST113707)



welcome to

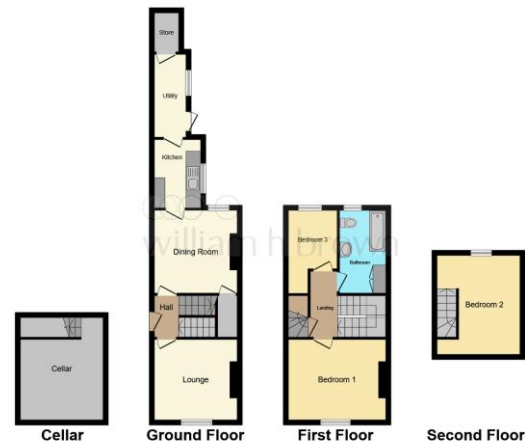
## College Street, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Great First Time Buyer Home or Investor
- New Modern Kitchen

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

guide price

**£105,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST113707](http://williamhbrown.co.uk/Property/GST113707)



Property Ref:  
GST113707 - 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 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](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**