



**Princess Drive, Grantham NG31 9QN**



**welcome to**

**Princess Drive, Grantham**

Mid-terraced home - In need of some modernisation and renovations this house offers a hallway with lounge and kitchen, lean to, three bedrooms and family bathroom. Also benefitting from a good size garden to the rear. Call us on 01476 566363 to arrange your viewing.



### 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 Hall

Entering the property to the front through a part-glazed door into the entrance hall with laminate flooring, window to the front and a radiator.

### Lounge

Dual aspect room with windows to both the front and rear aspects, stone fireplace, laminate flooring and a radiator.

### Kitchen

Having a range of units to both the floor and eye level with worktops over, black sink and drainer. Space for a washing machine and fridge freezer, tiling to both the walls and floor.

### Lean To

With two doors leading out to both the garden and driveway.

### First Floor Landing

Having carpet, hatch access to the loft, storage cupboard and door access into the bedrooms and bathroom.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Family Bathroom

Comprising of a bath with shower over, wash hand basin, low level WC, two windows to the rear aspect, and a heated towel rail.

### General Description Outside

The long rear garden benefits from lawn and shrubs.

### Agents Note:

'The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved'.



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## Princess Drive, Grantham

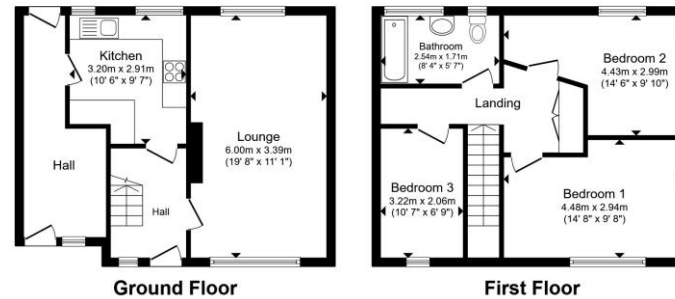
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-Terraced Family House
- In Need of Some Modernisation and Renovations

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£80,000**



Total floor area 89.8 m<sup>2</sup> (967 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113760 - 0003

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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.



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