

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

2 Bedroom Semi-detached House
10 Worcester Road, Grantham, NG31 8SF



A modern, semi-detached house on the popular Barrowby Gate Estate and with accommodation comprising entrance lobby, dining kitchen, living room, 2 bedrooms and bathroom. With off road parking, enclosed garden to rear, and benefitting full gas central heating and UPVC double glazed throughout, this would make a great starter home or investment property and is sold with NO UPWARDS CHAIN. EPC C. Council Tax Band A.

PRICE: Offers Over £160,000

Residential and Commercial Sales, Property Management and Lettings

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GRANTHAM: Is an increasingly popular Market town with a growing population of around 35,000 and shopping population estimated at between 70,000 and 80,000. There are excellent road and rail connections with the town being at the junction of the A1 and A52 trunk roads and within easy reach of major centres in the area including Nottingham, Leicester and Peterborough, all within 40 miles radius. London is approximately 65 minutes away by high-speed train from Grantham railway station.

A C C O M M O D A T I O N:

Approached down the driveway and to the UPVC front door into the:

ENTRANCE LOBBY:

with brown UPVC double glazed door with half moon panel, radiator and doors to:

LIVING ROOM:

4.04m (13'03") x 3.80m (12'05) max.

with central heating thermostat, brick fire surround, tiled hearth, radiator, UPVC double glazed window and stairs to the first floor.



KITCHEN/DINER:

4.04m (13'03") max x 2.63m (8'07") max

with coving, range of wooden floor and wall units, work surface, radiator, UPVC double glazed window, built in oven and gas hob with extractor over and Baxi 428 Combi boiler.



Stairs with wooden banister lead from the **LIVING ROOM** to the **LANDING** with coving, radiator, loft access, UPVC double glazed window, and doors to:

BEDROOM 1:

4.04m (13'03") max x 2.78m (9'1") max

with coving, built in double wardrobe, radiator and UPVC double glazed window.



BEDROOM 2:
2.63m (8'07") x 2.23m (7'03")

with coving, radiator, UPVC double glazed window and door into cupboard built over the stairs.



BATHROOM:

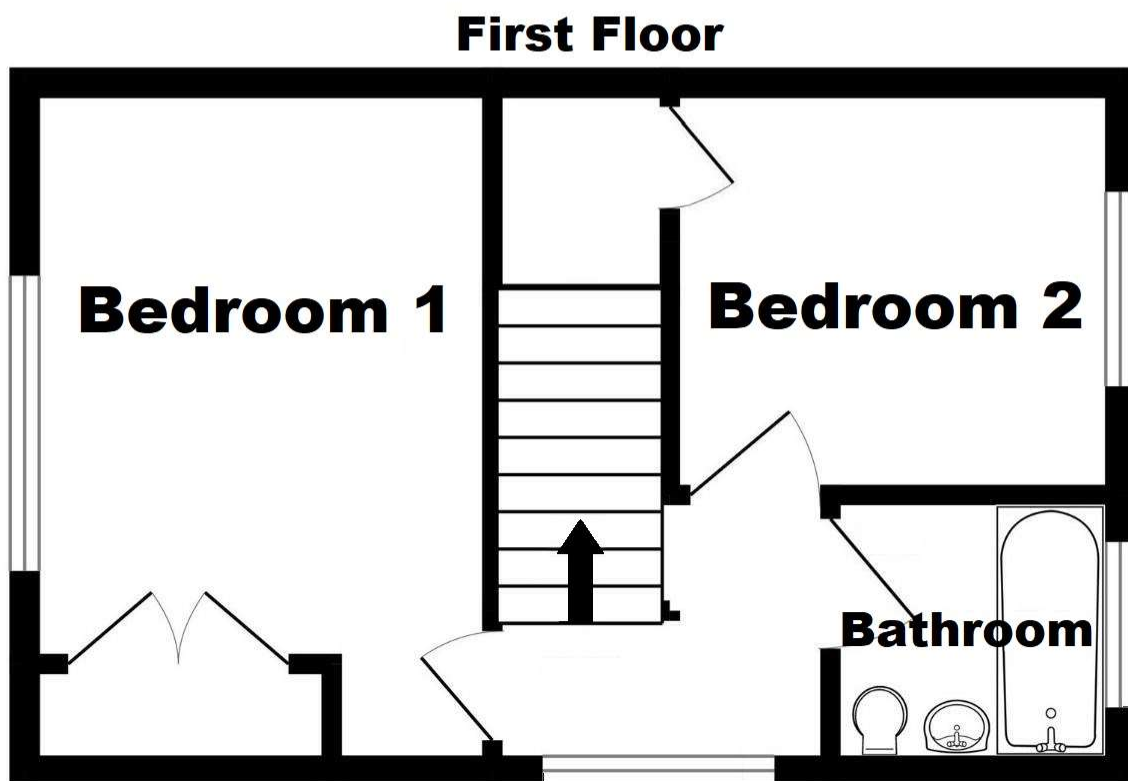
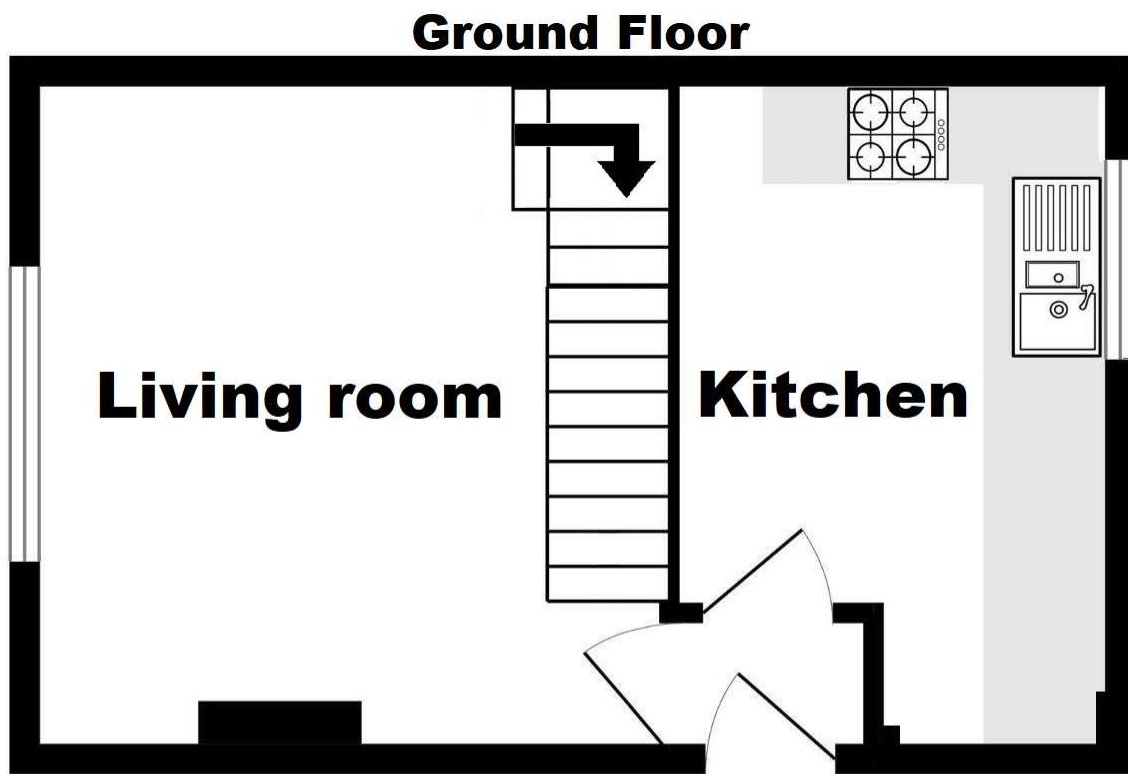
with coving, radiator, white bathroom suite comprising close couple w.c., pedestal sink and bath, shower off the taps, shaver point, UPVC double glazed window and bathroom cabinet.



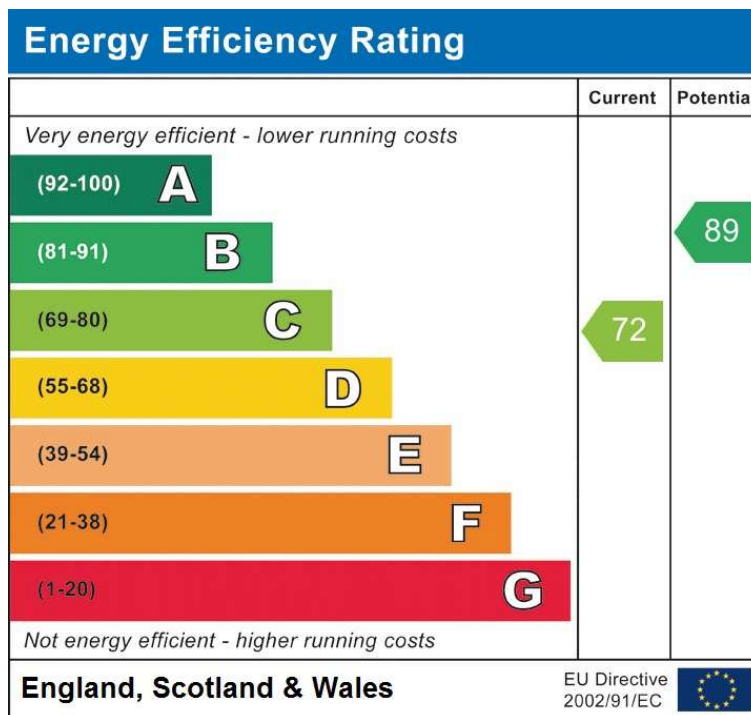
OUTSIDE:

The front is mostly lawn with driveway to the side of the house and gated fence to the back garden. The rear has a raised lawn with some shrubs, wooden fencing and slabbed paving.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



SERVICES: Mains gas, electric, water, mains drainage and sewer are available. The water is metered. The fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. where present central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: From the VOA web site the property is classified as Band A.

EPC RATING: C72

BROADBAND: Suggested speeds available on the Ofcom Broadband checker in this area - <https://checker.ofcom.org.uk/> - indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different;

MOBILE: Available from the Ofcom Mobile checker - <https://checker.ofcom.org.uk/> Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages.

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins) and taken between internal walls.

PARKING: The property has driveway parking and there is some street parking available also

MONEY LAUNDERING: Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'

POSSESSION: Vacant possession of this **FREEHOLD** property can be given upon completion.

VIEWING: By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY
T. 01476 592550 www.pigottandhall.com