

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

3 Storey 3 bedroom Terraced House with cellar

21 Commercial Road, Grantham, NG31 6DB



This sizeable, terraced house is situated close to the Town Centre and has extensive accommodation comprising entrance hall, living room, dining room, cellar, 3 bedrooms, master with en-suite, and family bathroom. Needing some modernisation and renovation, the property benefits full gas central heating, UPVC double glazed windows, rear garden and will make an ideal investment or comfortable family home. Sold with no upwards chain.

PRICE: £129,995

Residential and Commercial Sales, Property Management and Lettings

38 Westgate Grantham Lincolnshire NG31 6LY

Tel: 01476 592550 Fax: 01476 592386

www.pigottandhall.com Enquiries@pigottandhall.com

Partners: Timothy A. Hall MARLA MNAEA, Carole V. Pigott

VAT No. 890 6810 02

arla | propertymark

PROTECTED



naea | propertymark

PROTECTED

rightmove
find your happy

ACCOMMODATION:

Approached from the pavement through the wooden entrance door with arched transom to the:

HALLWAY:

with in-set door mat, radiator, fire detection system control panel, stairs to first floor and doors to:

LIVING ROOM:

3.99m (13'01") x 2.92m (9'07") max.

with radiator, brick fire surround and wooden mantel picture rail and upvc double glazed window.



DINING ROOM:

3.96m (13') x 3.03m (9'11") max.

with radiator, brick fire surround and wooden mantel, wooden built in unit, upvc double glazed window, door to the stairs leading to the **CELLAR** and opening through to:



KITCHEN:

3.03m (9'11") x 2m (6'06")

with range of fitted wall and floor units, work surface, UPVC double glazed door, UPVC double glazed window, Stainless steel sink and drainer and Ideal gas boiler.



BEDROOM 2:
3.94m (12'11") x 3.28m (10'09")
max.

with radiator, UPVC double glazed window, wooden fire surround and mantel, cast iron fireplace and door to over stairs cupboard.



BEDROOM 3:
3.07m (10'01") x 2.30m (7'06")
max.

with radiator, UPVC double glazed window and door to over stairs cupboard.



BATHROOM:

with bathroom suite comprising white bath, close couple w.c. and pedestal sink, electric shower over bath, radiator and UPVC double glazed window



Stairs lead from the **LANDING** to the **SECOND LANDING** with door to:

BEDROOM 1:
3.94m (13') x 3.29m (10'10")
max.

with radiator, UPVC double glazed window and door to



EN-SUITE SHOWER ROOM

with electric shower in cubicle, close couple wc, sink in vanity unit, radiator and extractor fan.



OUTSIDE:

To the front is a second door opening to the shared passageway that leads to the rear garden. There is a right of way across the rear garden for the neighbouring property and the garden is mostly concrete with raised borders and has an outside toilet and two sheds at the rear, one of which has an asbestos roof.





BASEMENT

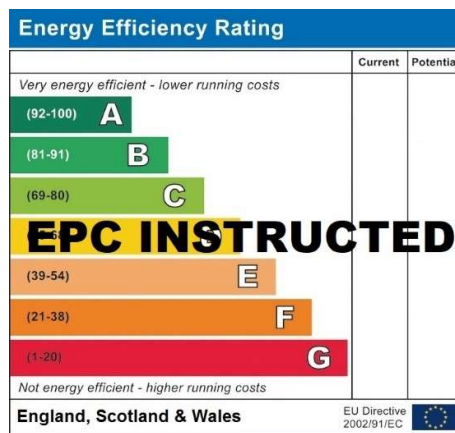
GROUND FLOOR

1ST FLOOR

2ND FLOOR



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, drainage and sewer connected, 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 must make their own enquiries & testing. There may be reconnection charges for services.

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

EPC RATING: EPC INSTRUCTED

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.

FLOOD ZONE: This property is in flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea. Further information for this property and the surrounding area can be found at <https://www.gov.uk/check-long-term-flood-risk> for the surrounding area.

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 Street Parking only – This is a residents only parking area and more details can be found here <https://www.lincolnshire.gov.uk/parking/resident-parking/2>

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: This **FREEHOLD** property is bought as seen. Vacant possession can be given upon completion. **VIEWING:** By arrangement with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 www.pigottandhall.com