

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

*Draft particulars
awaiting approval*

2 Bedroom semi-detached house
3 Brittain Drive, Grantham, NG31 9JY



This good sized, semi-detached house, located on the outskirts of town, is a prefabricated BISF steel framed house with a tiled roof and has accommodation comprising entrance hall, living room, dining room, kitchen, side porch and w.c., 3 bedrooms and bathroom. To the front is off road parking and garden, with a further enclosed garden to the rear. The property is currently let and would benefit renovation and modernising but has full gas central heating and upvc double glazing. EPC instructed, Council Tax band A. Sold with no upwards chain.

As the property is tenanted, it is inappropriate to show photos with the tenant's items in view. The photos used are old photos taken prior to the property being let and are for indication purposes only.

PRICE: Offers over £135,000

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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 from the road side to the front door with concrete canopy and into the **ENTRANCE HALL** with double glazed, UPVC door, radiator, stairs to **LANDING** and door to:

LIVING ROOM:

4.23m (13'10") max. x 3.7m (12'1") max. (3.2m min (10'5") to fireplace)

with stonefire place, tiled hearth and wooden mantel, UPVC double glazed window and radiator and double door through to:



DINING ROOM:

3.16m (10'4") x 2.62m (8'7")

with UPVC double glazed window and radiator and opening to:



KITCHEN:

3.12m max. (10'2") x 2.51m (8'2") max.

with range of floor and wall units, worksurfaces, stainless steel sink and drainer, UPVC double glazed window and UPVC obscure double glazed door to:



LEAN TO AND W.C.

with storage area and wooden, glazed back door and side panel, separate w.c. with close couple wc and small wooden window.

Stairs from the **ENTRANCE HALL** lead to the **FIRST FLOOR LANDING**, with UPVC double glazed window, loft access and doors to:-

BEDROOM 1:

3.7m (12'1") x 3.69m (12'1") max.

with UPVC double glazed window, radiator and built in cuboard housing boiler



BEDROOM 2:
4.14m (13'6") x 2.67m (8'9") Max.

with UPVC double glazed window and radiator.



BEDROOM 3:
2.8m (9'2") x 2.64m (8'7") Max.

with UPVC double glazed window, radiator and stair bulk head



BATHROOM:

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

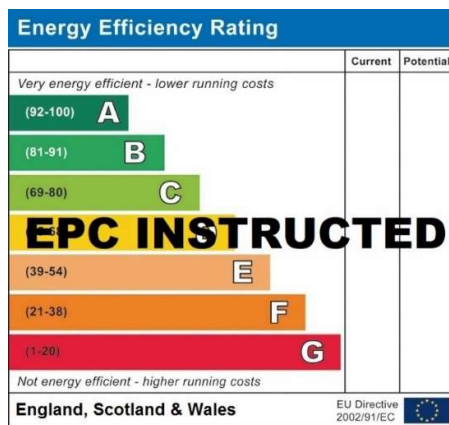


OUTSIDE:

To the front is a low brick wall with gate, paved area with border and shrubs and concrete drive way. A wooden gate leads to the paved side of the house and through to the garden mostly laid to lawn with borders and various trees and shrubs and with wooden fencing on 3 sides.



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.



PHOTOS: As the property is tenanted, it is inappropriate to show photos with the tenant's items in view. The photos used are old photos taken prior to the property being let and are for indication purposes only of what the property could look like when vacated and renovated. Please note, as described, the property would benefit refurbishment and modernisation.

CONSTRUCTION TYPE: This property was constructed using a non-standard method and is known as a BISF (British Iron and Steel Federation) home. A BISF home is a steel framed construction. Please note advice should be taken from your financial advisor as some lenders may not lend on this house type.

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 web site the property is classified as Band A.

EPC RATING: EPC instructed (there is an expired EPC with a rating of E45)

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 once the tenants have vacated.

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