

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

2 Bedroom terraced House
14 Cowes Road, Grantham, NG31 7DP



Modernised terraced house in popular location just off the town centre and with accommodation comprising shared passageway, entrance lobby, living room, dining room, kitchen, family bathroom and 2 double bedrooms. The home has many benefits including a good-sized garden to the front and rear, two built in external stores, gas central heating and UPVC double glazing. Sold with NO UPWARDS CHAIN.

PRICE: £149,950

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

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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.

ACCOMMODATION:

Approached down the shared pathway by the front hedge to the front door which leads into the entrance lobby with stairs to first floor and door to:

LIVING ROOM:

3.40m (11'02") x 3.18m (10'05") max.

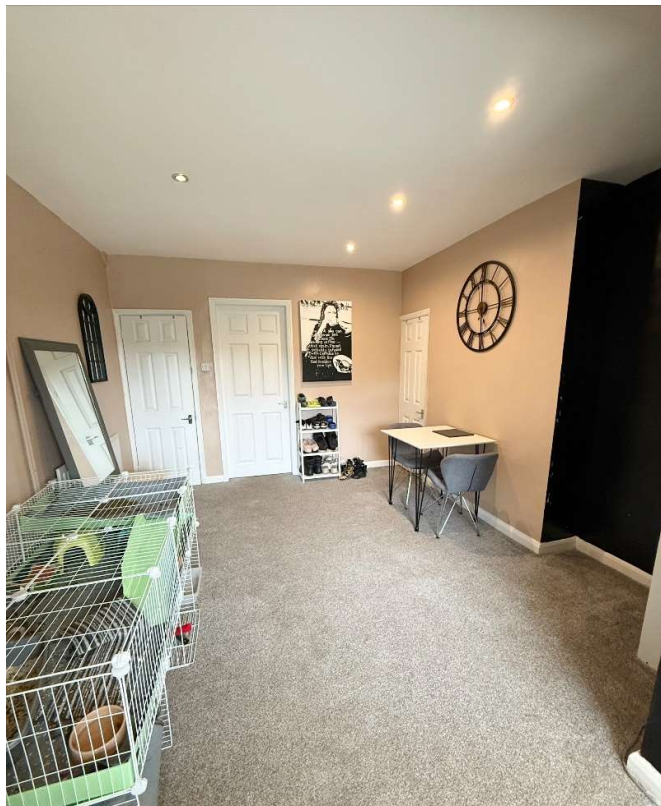
with radiator, UPVC double glazed window and door to:



DINING ROOM:

3.43m (11'03") x 3.10m (10'02") max.

with radiator, central heating controller, inset spot lights in ceiling, door to under stairs cupboard, door to built-in utility cupboard with power and plumbing for washing machine and through wide, square arch to:-



KITCHEN:**3.10m (10'02") x 1.80m (5'11")**

with range of stylish, modern fitted wall and floor units, light granite effect work surface, UPVC double glazed window, Lamona ceramic hob and built in oven with hob extractor above, stainless steel sink and drainer with mixer tap, cupboard housing Alpha combination boiler, inset spot lights in ceiling and UPVC double glazed door to the rear garden.



Stairs from **ENTRANCE LOBBY** to **LANDING:**

with hand-rail, loft access and doors to:

BATHROOM:

with modern white suite comprising panelled bath, close couple WC and square wash basin in vanity unit, electric shower over bath, UPVC double glazed window and radiator.



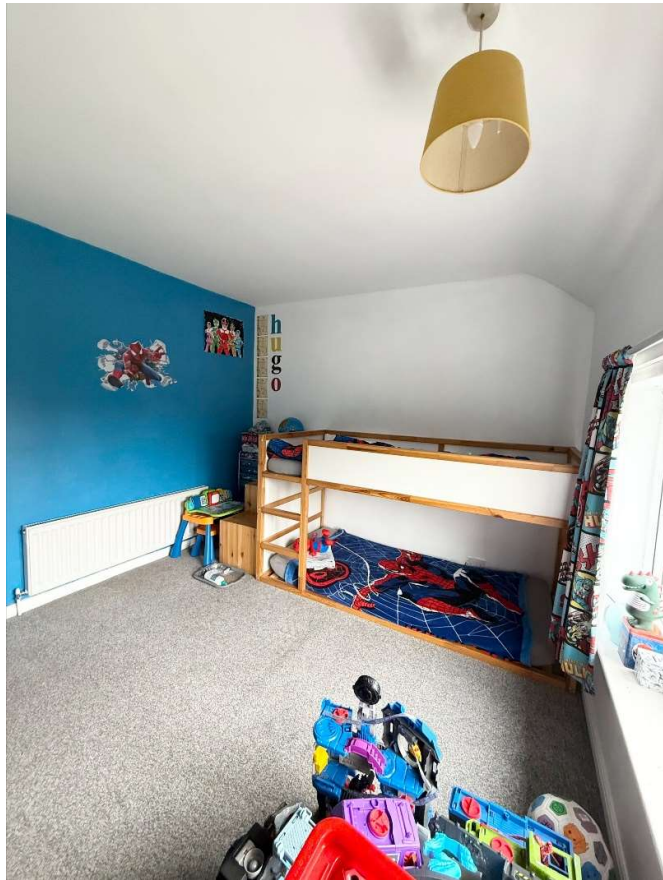
BEDROOM 1:
3.40m (11'02") x 3.40m (11'02") max

with UPVC double glazed window,
radiator and built in cupboard.



BEDROOM 2:
3.93m (12'11") x 3.07m (10'01") max.

with UPVC double glazed window,
radiator and built in cupboard.



OUTSIDE:

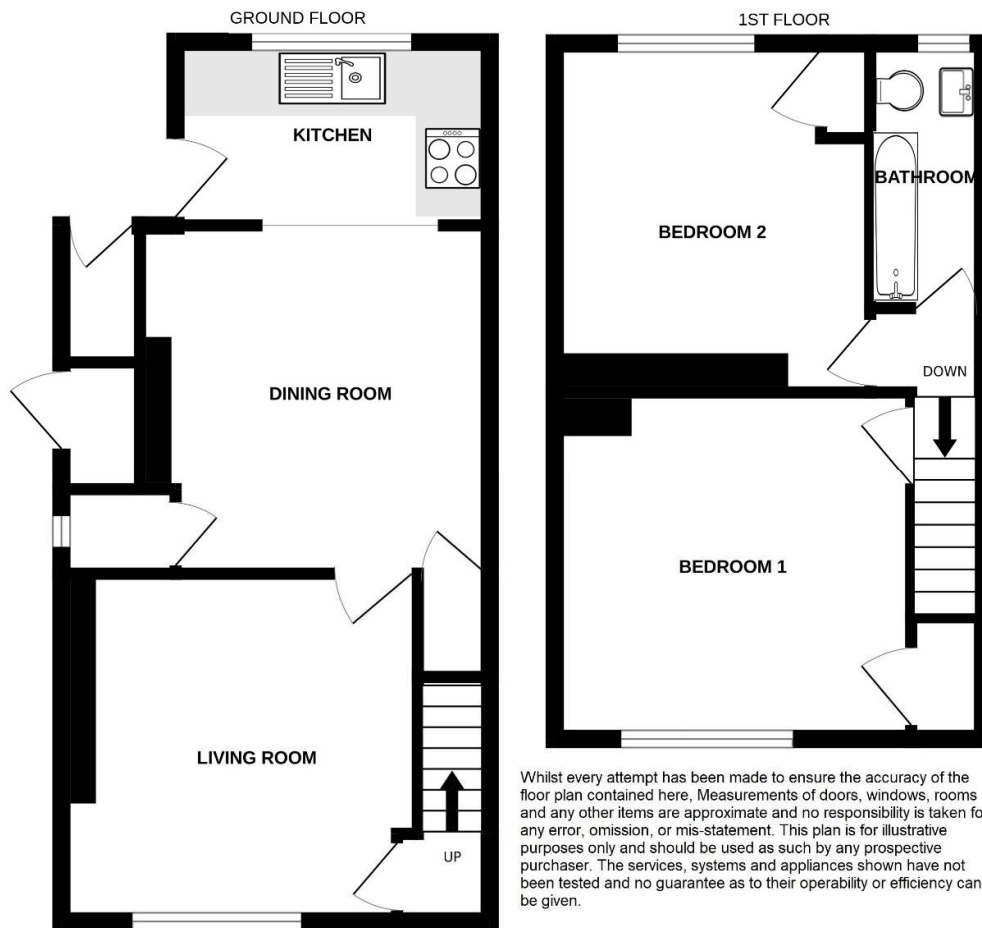
To the front is a path alongside the garden and hedge surround the garden.

The rear is approached through the house or along the shared side passageway, which has a built-in store on the side, and a further store at the rear of the house. The back garden is a good size, laid mostly to lawn with borders but with a patio area behind the house and a path running to the raised border at the back.

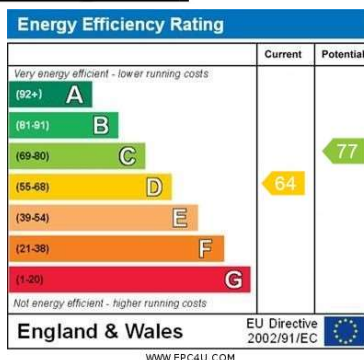


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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: D64

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 Street Parking only

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