

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

2 Bedroom Terraced House
103 Dudley Road, Grantham, NG31 9AB



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This mid-terraced house, built of brick with a tiled roof, is located on the edge of town on this popular road and close to the riverside walk, local shops and Dysart Park. The accommodation comprises shared passage, entrance lobby, living room, dining room, kitchen, utility room, w.c., 2 double bedrooms and good-sized bathroom. Needing some work, the property has had a new kitchen in the past few years and further benefits full gas central heating, UPVC double glazed windows, enclosed rear yard and raised level garden and is sold with no upwards chain.

PRICE: £130,000

Residential and Commercial Sales, Property Management and Lettings

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ACCOMMODATION:

Approached from the path, down the shared passageway to the:

ENTRANCE LOBBY:

with wooden door, UPVC double glazed window, understairs area, with electric meter and consumer unit, and doors to:

LIVING ROOM:

**3.58m (11'09") x 3.12m (10'03")
max.**

with inset electric fire and wooden surround and mantel, radiators and UPVC double glazed window and gas meter.



DINING ROOM:

**3.56m (11'08") x 3.23m (10'07")
max.**

with radiator and UPVC double glazed window and through to:



KITCHEN:

3.51m (11'06") x 1.96m (6'05")

with range of modern white wall and floor units with worksurface, 2 UPVC double glazed windows, wooden, single glazed back door, 1 and a half sink and drainer and tiled splash backs and door to:



UTILITY ROOM

with UPVC double glazed window, boiler, plumbing for washing machine and door to:

W.C.

with small corner sink, close couple w.c., radiator and UPVC double glazed window.

STAIRS AND LANDING

Stairs with half landing, bannister and rails lead from **ENTRANCE LOBBY** to **LANDING**, with large built in cupboard over the shared passageway and doors to:

BEDROOM 1:

4.19m (13'09") x 3.63m (11'11") max.

extending over the shared passageway with radiator and UPVC double glazed window.



BEDROOM 2:

3.58m (11'09") x 3.20m (10'06") max.

non-private bedroom with radiator, UPVC double glazed window and door to:



BATHROOM:

3.40m (11'02") x 1.96m (6'05")

with matching white bathroom suite with bath, pedestal sink and close couple w.c., radiator, UPVC double glazed window, light over bath and light over sink, cabinet, tiled around bath and over sink and **AIRING CUPBOARD** with heating controller and lagged water cylinder.



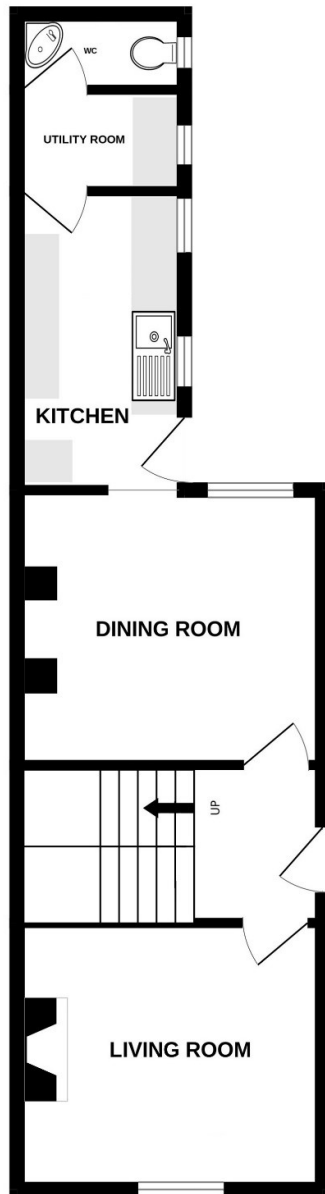
OUTSIDE:

Along the shared pasageway is the back gate to the rear, enclosed yard and back door, and on further is the rear, brick built store and steps up to the delightful, raised garden with paved/pebbled patio area, lawn and borders with mature trees and shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST 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: fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. 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: E40

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.)

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 arrangement with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 www.pigottandhall.com