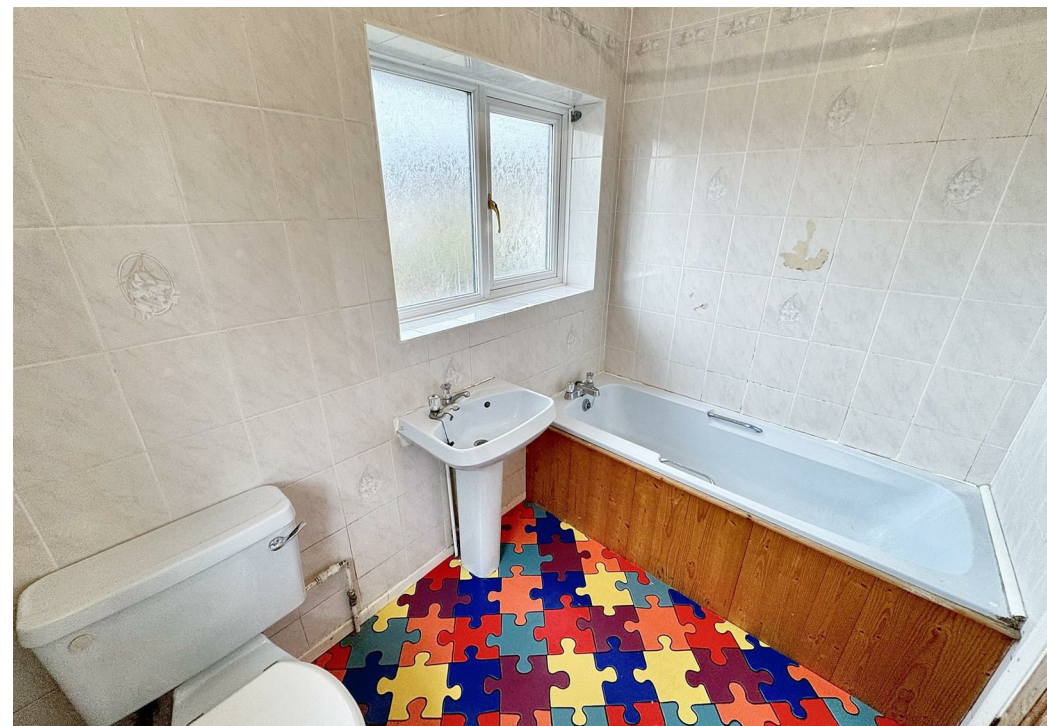
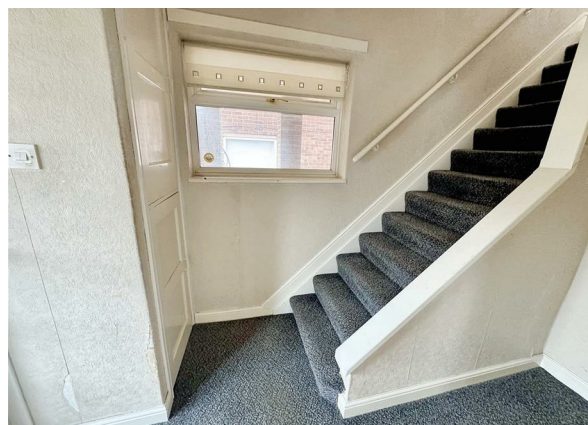


Queensway, Grantham, NG31 9RG
Auction Guide £138,000



Queensway, Grantham, NG31 9RG

Auction Guide £138,000
Council Tax Band: A

****Offered to Market via Online Auction Terms & Conditions Apply****

A well-kept home requiring some updating set on an oversized plot and offering potential to extend with accommodation comprising: Entrance porch and hall with door to the front aspect lounge, which has door through to the kitchen diner with patio doors opening onto the garden. This also has access through to the side and the three outbuildings and a rear door onto the garden. Upstairs there is a landing with doors to two double bedrooms and a single and a family bathroom.

Outside there is a good-sized driveway to the front providing off road parking. Walled front garden and gated side access. Rear garden is a decent size with two separate areas and ideal for landscaping.

Location is key when choosing a home, and this property doesn't disappoint. It is conveniently situated close to public transport links, local amenities, and schools, making it an ideal choice for families or couples seeking convenience and connectivity.

Porch 1.91m x 1.22m (6'3" x 4'0")
Hallway 1.73m x 5.23m (5'10" x 10'4")
Lounge 3.88m x 3.84m (12'9" x 12'7")
Kitchen Diner 5.73m x 2.73m (18'10" x 8'11")
Outbuilding 1.92m x 3.64 (6'4" x 11'11")

Outbuilding 2 1.94m x 2.06m (6'4" x 6'9")
Outbuilding 3 1.58m x 3.43m (5'2" x 11'3")
Bedroom One 3.10m x 3.88m (10'2" x 12'9")
Bedroom Two 3.26m x 2.81 (10'8" x 9'3")
Bedroom Three 2.62m x 2.44m (8'7" x 8'0")
Bathroom 2.45m x 1.68m (8'0" x 5'6")

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers'

commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

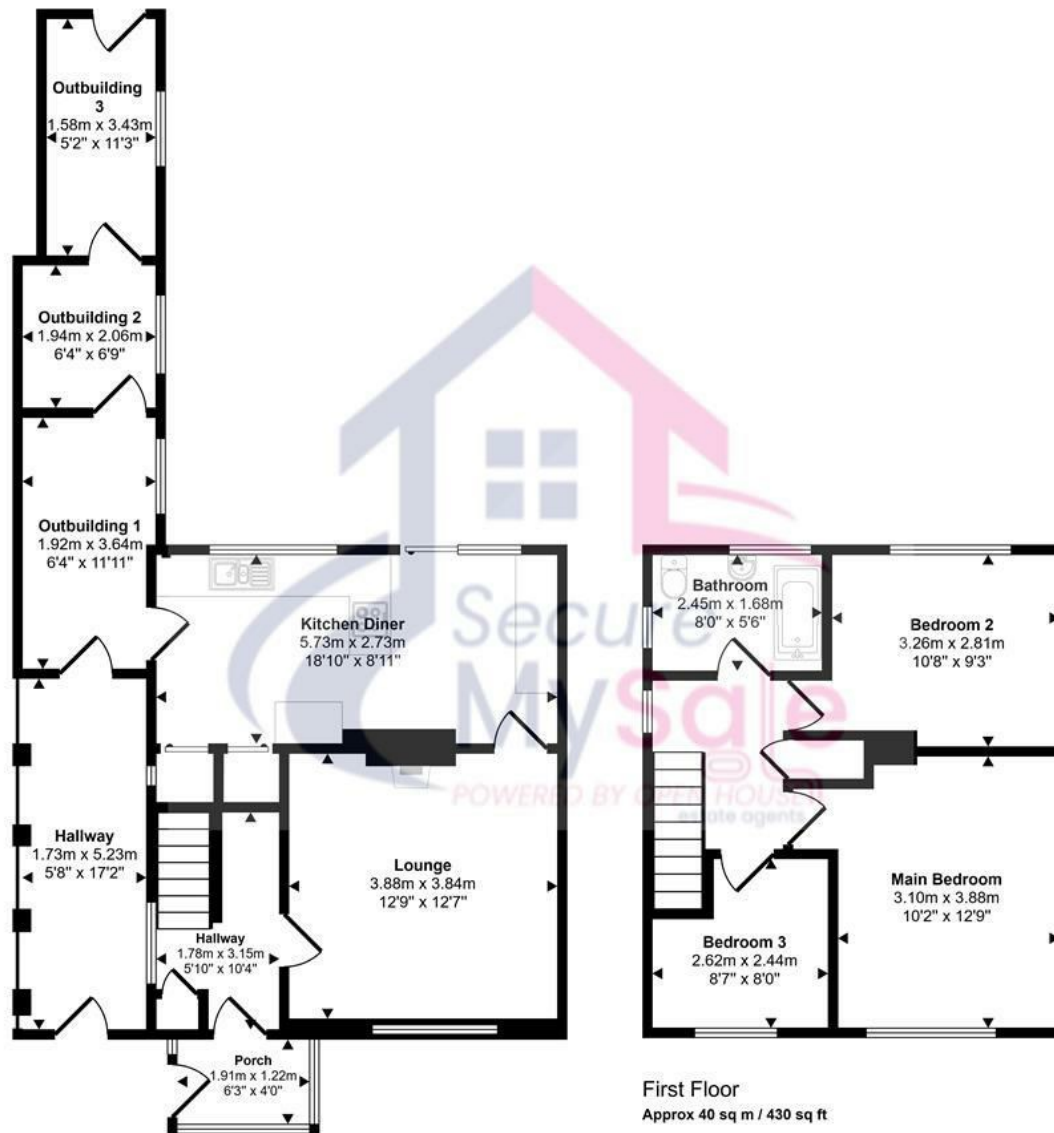
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Approx Gross Internal Area
109 sq m / 1178 sq ft



51 London Road, Grantham, NG31 6ET
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.