



Carlisle Mews

Gainsborough, DN21 2HW

£60,000



A one bedroom mid terraced house located centrally in the market town of Gainsborough with access to a wealth of amenities including Marshalls yard retail complex, supermarkets, leisure and medical facilities. Offered with NO ONWARD CHAIN FOR EASE OF PURCHASE. VIEWING RECOMMENDED.



ACCOMMODATION

Wooden entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, storage cupboard and doors giving access to:

OPEN PLAN KITCHEN LOUNGE 12'3" x 11'11" (3.74m x 3.65m)

Double glazed wooden windows in French doors to the rear elevation, fitted kitchen comprising base, draower and wall units with complementary worksurfaces, tiled splashbacks, stainless steel sink and drainer, space for cooker, low level appliance and provision for automatic washing machine, storage heater and access to under stairs storage.

FIRST FLOOR LANDING

Wooden double glazed window to the rear elevation and doors giving access to:

BEDROOM ONE 10'4" x 8'9" (3.16m x 2.67m)

Wooden double glazed window to the front elevation and wall mounted electric heater.

BOXROOM 5'10" x 6'0" (1.80m x 1.83m)

Double glazed window to the front elevation and wall mounted electric heater.

BATHROOM 7'7" x 5'7" (2.33m x 1.71m)

Wooden double glazed window to the rear elevation, three piece bathroom suite comprising w.c., pedestal wash hand basin with tiled splashbacks, panel sided bath with shower over, tiled splashbacks and electric wall heater.

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

TENURE - LEASEHOLD

150 years lease commencing 01 January 2021.

Service charges £510.24 p.a.

Ground Rent : peppercorn

AGENTS NOTE

Leasehold property 150 year lease from 01/01/21.

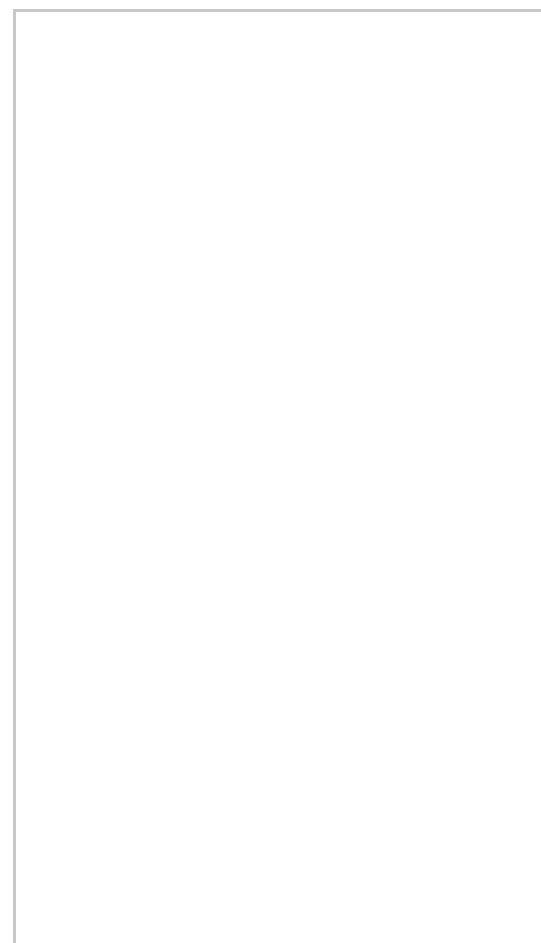
Ground Rent - peppercorn

Service Charge - £510.24 p.a.

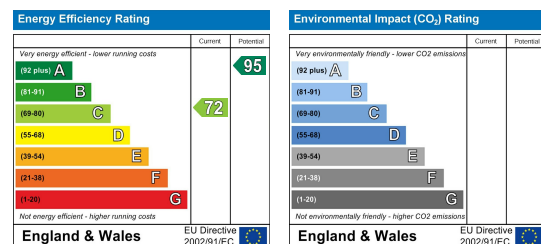
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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