

HUNTERS®

HERE TO GET *you* THERE



Drake Street

Gainsborough, DN21 1DF

£59,950



We offer to the market with NO ONWARD CHAIN for ease of purchase a two bedroom mid terrace house in need of some modernisation, located in the south west ward of the market town of Gainsborough which is well served with amenities including retail outlets, eateries, supermarkets, medical and leisure facilities and a number of highly regarded schools. The property may be of interest to first time buyers and investors alike. Accommodation comprising Lounge, Dining Room, Kitchen, two Bedrooms and Bathroom.



ACCOMMODATION

Wooden entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, doors giving access to:

LOUNGE 13'6" x 11'2" to maximum dimensions (4.12m x 3.41m to maximum dimensions)

Wooden single glazed bay window to the front elevation and radiator.

DINING ROOM 12'4" x 11'1" (3.76m x 3.39m)

uPVC double glazed window to the rear elevation and door giving access to:

KITCHEN 11'0" x 7'11" (3.37m x 2.43m)

uPVC double glazed window to the side elevation and glazed wooden entrance door, fitted kitchen comprising base, drawer and wall units with work surface over, inset stainless steel sink and drainer, provision for automatic washing machine and space for cooker, radiator and access to understairs storage cupboard.

FIRST FLOOR LANDING

Loft access and doors giving access to:

BEDROOM ONE 14'6" x 11'9" (4.43m x 3.60m)

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO 12'3" x 8'7" (3.74m x 2.63m)

uPVC double glazed window to the rear elevation and radiator.

BATHROOM 11'1" x 8'0" (3.38m x 2.44m)

uPVC double glazed window to the side elevation, three piece bathroom suite comprising low level w.c., pedestal wash hand basin, panel sided bath with tiled splashbacks, wall mounted gas fired central heating boiler, radiator and linen cupboard.

EXTERNALLY

To the front is a buffer garden and enclosed yard to the rear.

COUNCIL TAX

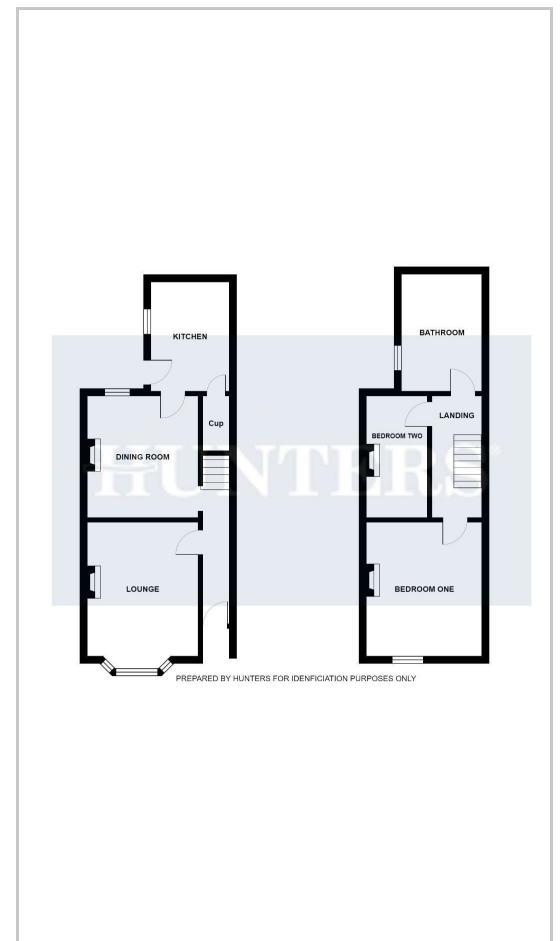
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

TENURE - FREEHOLD

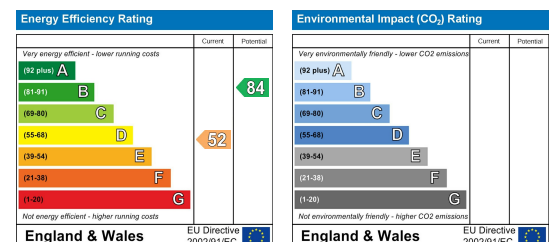
Area Map



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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