

HUNTERS[®]

HERE TO GET *you* THERE



Gordon Street

Gainsborough, DN21 1DW

Asking Price £65,000



Council Tax: A



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ACCOMMODATION

uPVC double glazed Entrance door leading into:

LOUNGE

13'8" x 11'1" to maximum dimensions (4.17 x 3.39 to maximum dimensions)
uPVC double glazed bay window to the front elevation, radiator and stone built fireplace.

INNER LOBBY

Doorway leading into:

DINING ROOM

14'7" x 11'0" (4.45 x 3.36)
uPVC double glazed window to the rear elevation, radiator, under stairs storage cupboard built into the alcove. Door giving access to:

KITCHEN

14'6" x 6'8" (4.44 x 2.04)
uPVC double glazed window to the side elevation and wooden entrance door, fitted kitchen comprising base, drawer and wall units with worksurface over, tiled splashbacks and inset stainless steel sink and drainer, tiled flooring, radiator, wall mounted gas fired central heating boiler, inset oven and hob with extractor over and provision for automatic washing machine.

FIRST FLOOR LANDING

With stairs rising to Attic Bedroom.

BEDROOM ONE

14'6" x 10'11" (4.43 x 3.34)
Two uPVC double glazed windows to the front elevation and radiator.

BEDROOM TWO

11'0" x 8'1" (3.37 x 2.48)
uPVC double glazed window to the rear elevation and radiator.

BATHROOM

10'11" x 6'1" (3.34 x 1.86)
uPVC double glazed window to the rear elevation, three piece suite comprising w.c., pedestal wash hand basin with tiled splashbacks, bath, radiator and built in storage cupboard.

ATTIC BEDROOM

14'7" x 11'1" (4.45 x 3.38)
With two roof windows and radiator.

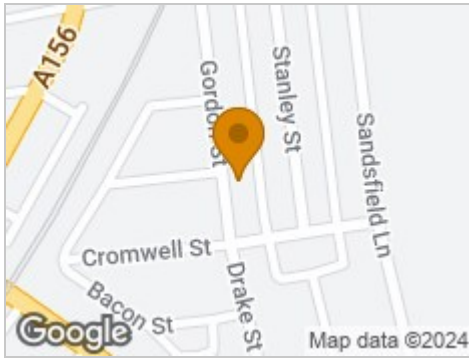
COUNCIL TAX

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

TENURE - FREEHOLD



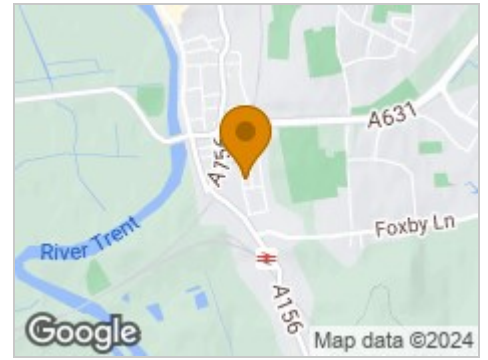
Road Map



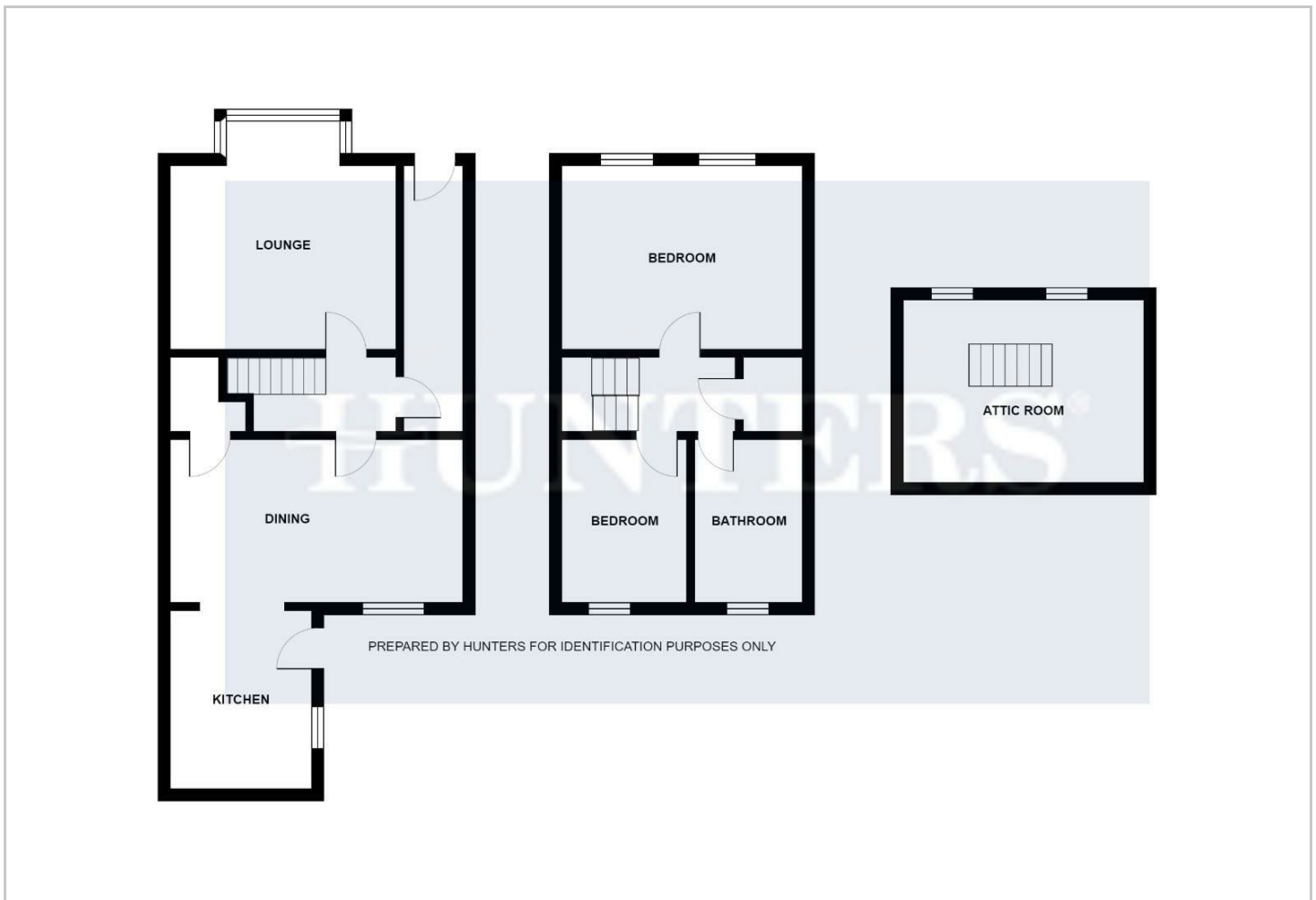
Hybrid Map



Terrain Map



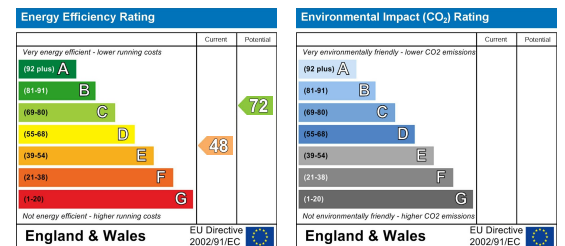
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

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.