



## Tower Street

Gainsborough, DN21 2JQ

Asking Price £67,950



We offer to the market a mid terrace two bedroom plus attic bedroom house currently tenanted and being sold with tenant in situ currently achieving £450 p.c.m. The property is located close to the centre of the market town of Gainsborough and its numerous amenities including Marshalls Yard retail complex, eateries, leisure facilities and a number of schools.



## ACCOMMODATION

Wooden entrance door leading into:

**LOUNGE THROUGH DINER 21'10" x 12'2" (6.67 x 3.71)**  
uPVC double glazed window to the front elevation and uPVC double glazed entrance door to the rear, stairs rising to the first floor accommodation, two radiators, opening leading into:

**KITCHEN 8'0" x 5'10" (2.46 x 1.79)**  
uPVC double glazed window to the side elevation, fitted kitchen comprising base and wall units with complementary work surface, splashbacks, stainless steel sink and drainer with mixer tap over, space for cooker, provision for automatic washing machine, wall mounted gas central heating boiler, opening into:

## REAR LOBBY

Double glazed window to the side elevation and door giving access to:

**SHOWER ROOM 7'2" x 4'11" (2.20 x 1.51)**  
uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and single shower cubicle with electric shower, part tiled walls, radiator and spotlights to ceiling.

## FIRST FLOOR LANDING

Doors giving access to:

**BEDROOM ONE 12'3" x 9'4" (3.75 x 2.85)**  
uPVC double glazed window to the front elevation, radiator, range of fitted wardrobes.

**BEDROOM TWO 12'0" x 9'8" (3.66 x 2.97)**  
uPVC double glazed window to the rear elevation, radiator and fitted double wardrobe. Door giving access to staircase rising to:

**ATTIC BEDROOM 12'2" x 13'6" (3.73 x 4.14)**  
Double glazed velux window to the front elevation.

## EXTERNALLY

The front door gives direct access onto the public pathway and to the rear is an enclosed low maintenance yard.

## COUNCIL TAX

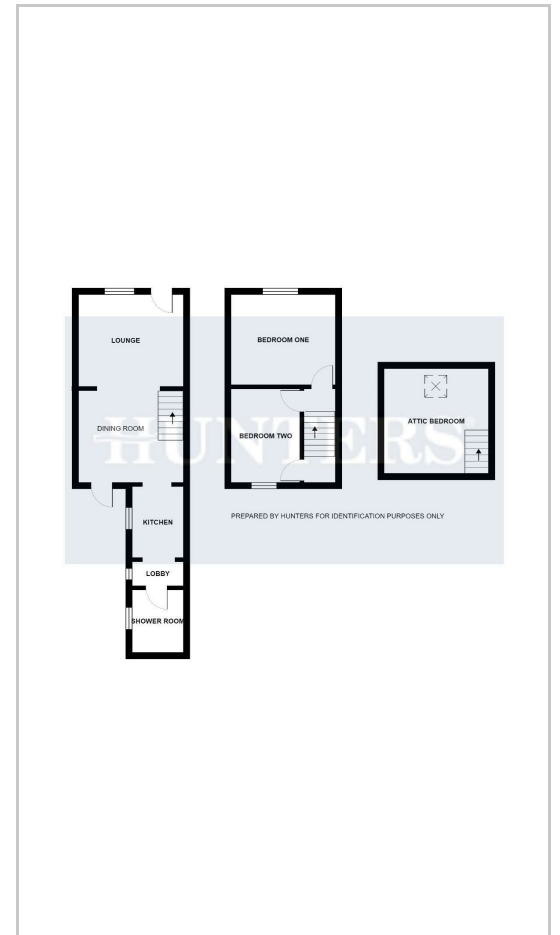
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

## TENURE - FREEHOLD

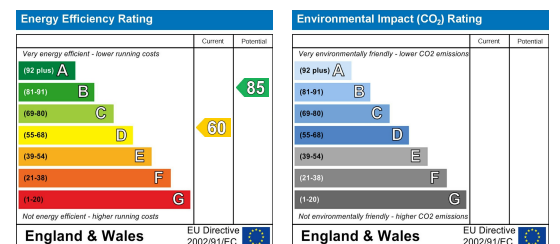
## Area Map



## 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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