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Tower Street

Gainsborough, DN21 2JF

Asking Price £75,000



A three bedroom mid terrace house being sold with Tenant in situ currently achieving £480 pcm with accommodation briefly comprising of open plan lounge dining room, kitchen and downstairs bathroom and to the first floor two bedrooms with attic bedroom to the second floor. The property has majority UPVC double glazing and gas fired central heating. Externally to the rear is an enclosed low maintenance yard with potential for off-road parking. VIEWING RECOMMENDED



ACCOMMODATION

Wooden entrance door leading into:

OPEN PLAN LOUNGE DINING ROOM 22'1" x 14'2" to maximum dimensions (6.74m x 4.32m to maximum dimensions)
uPVC double glazed windows to both the front and rear elevations, stairs rising to the first floor accommodation with storage cupboard under, two radiators and doorway giving access to:

KITCHEN 8'2" x 6'6" (2.51m x 1.99m)
uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, inset stainless steel sink and drainer with mixer tap, space for cooker and low level appliance, provision for automatic washing machine and wall mounted gas fired central heating boiler, radiator. Door giving access to:

REAR HALLWAY 6'9" x 2'8" (2.07m x 0.82m)
Glazed wooden entrance door to the side elevation leading out to the garden and further door giving access to:

BATHROOM 6'11" x 6'2" (2.12m x 1.88m)
uPVC double glazed window to the side elevation and suite comprising low level w.c., pedestal wash hand basin and panel sided bath with tiled splashback, radiator.

FIRST FLOOR LANDING
With doors giving access to Bedrooms and further Door giving access to stairs rising to second floor accommodation.

BEDROOM ONE 14'2" x 9'6" (4.32m x 2.90m)
uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO 12'2" x 8'7" (3.73m x 2.62m)
uPVC double glazed window to the rear elevation and radiator.

ATTIC BEDROOM 14'10" x 13'2" (4.53m x 4.02m)
Two velux windows, radiator and access to storage and loft space.

EXTERNALLY
To the rear is an enclosed garden with brick built storage area, gated access to the rear and is low maintenance.

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

TENURE - Freehold

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

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.

Area Map



Floor Plans



Energy Efficiency Graph

