

HUNTERS[®]

HERE TO GET *you* THERE



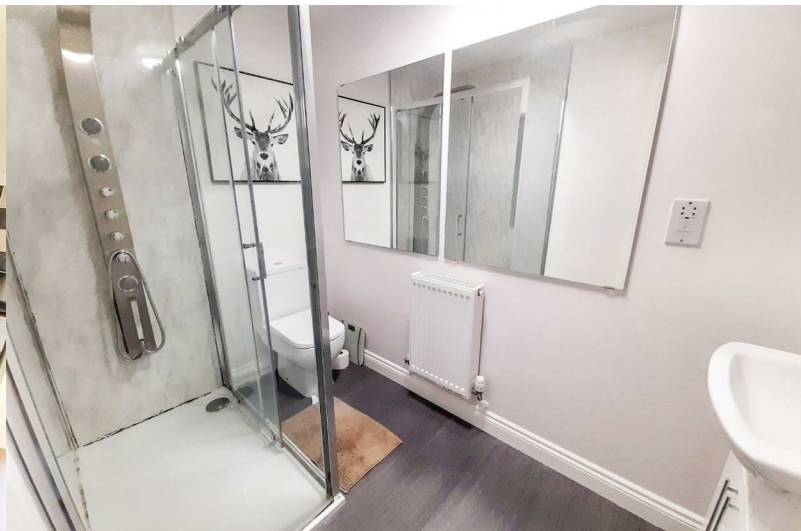
Meldrum Drive

Gainsborough, DN21 1GS

Asking Price £142,500



Council Tax: A



14 Meldrum Drive

Gainsborough, DN21 1GS

Asking Price £142,500



Accommodation

Double glazed composite Entrance door leading into:

Kitchen

11'6" x 10'2" (3.52 x 3.12)

uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer, wall and larder units, with complementary work surfaces, tiled splash backs, inset sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine and radiator. Door giving access into Downstairs w.c., Archway leading into:

Downstairs W.C.

Two piece suite comprising w.c. And hand basin with tiled splash backs and radiator.

Lounge Diner

15'10" x 11'8" (4.83 x 3.56)

uPVC double glazed French doors to the rear giving access out to patio area. Stairs rising to the first floor accommodation.

First Floor Landing

Loft access, linen cupboard housing the gas fired central heating boiler and doors giving access to:

Bedroom One

11'6" x 10'5" (3.53 x 3.20)

uPVC double glazed window to the rear elevation and radiator.

Shower room

8'5" x 5'0" (2.59 x 1.54)

Three piece suite comprising w.c., hand basin

mounted in vanity unit with tiled splash backs and double walk in shower cubicle and radiator.

Bedroom two

11'7" x 6'9" (3.54 x 2.07)

Two uPVC double glazed windows to the front elevation and radiator.

Externally

To the front is a low maintenance garden and allocated parking space. To the rear is patio area and stepped garden with sleeper style edging, astro turf and gated access.

TENURE

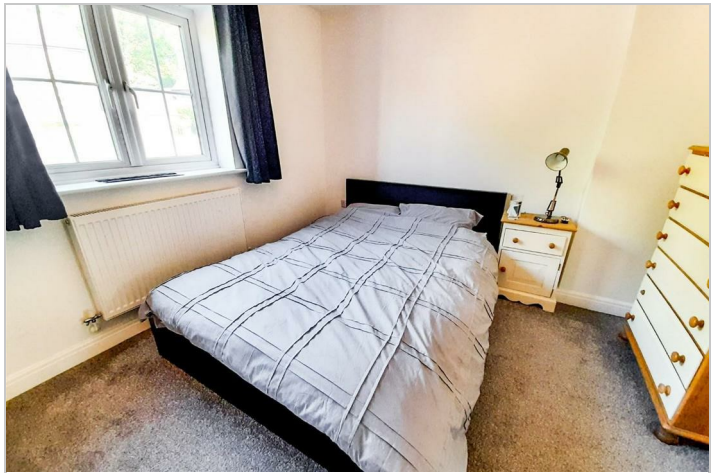
FREEHOLD

AGENT NOTE

There is an Annual Service charge of £240 payable.

Anti-Money Laundering Policy

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'



Road Map



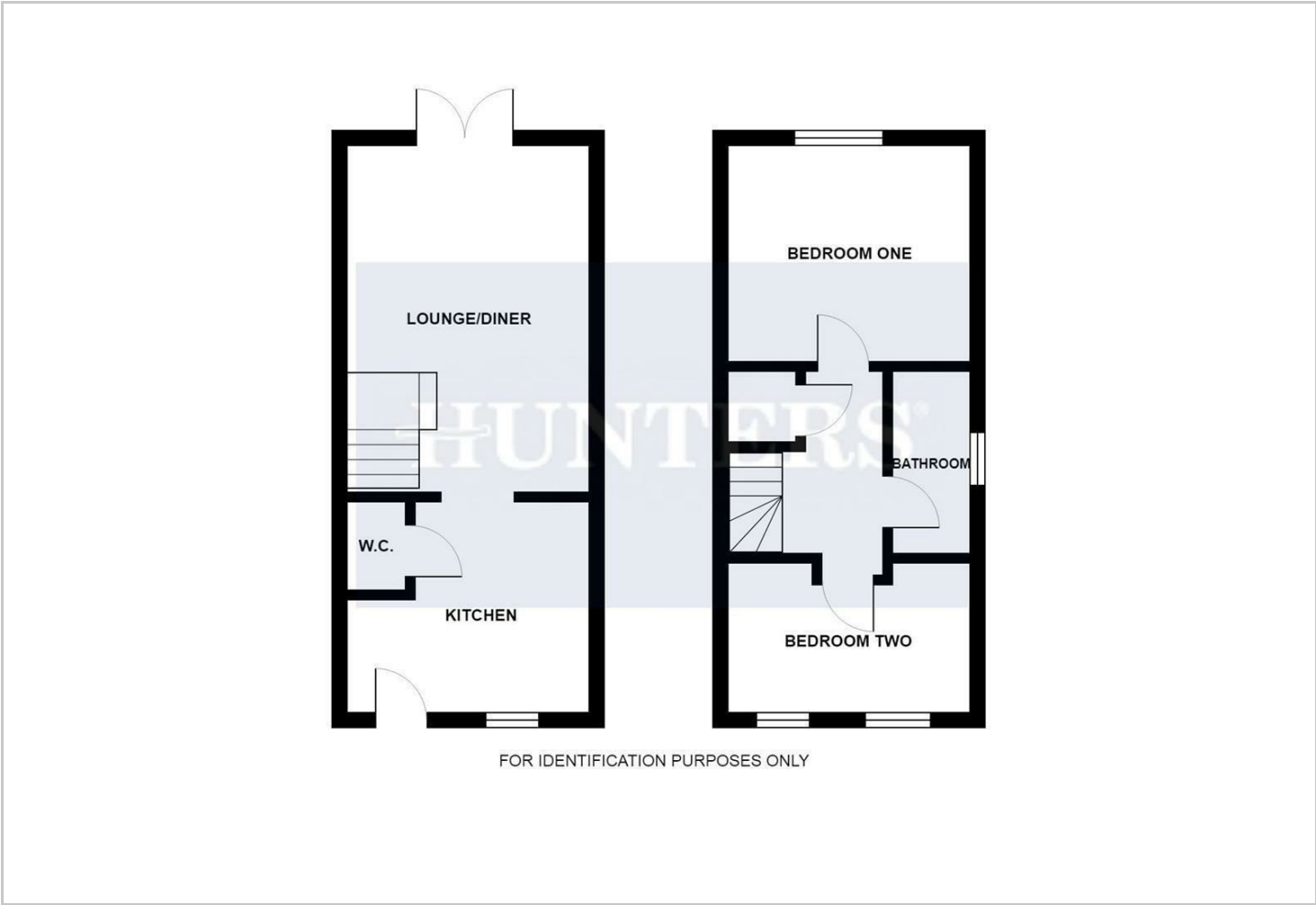
Hybrid Map



Terrain Map



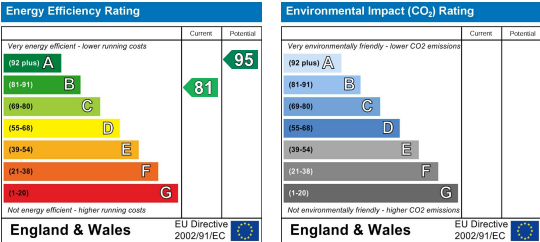
Floor Plan



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.