

HUNTERS®

HERE TO GET *you* THERE



Willoughby Chase

Gainsborough, DN21 1GR

£125,000



Council Tax: A



39 Willoughby Chase

Gainsborough, DN21 1GR

£125,000



ACCOMMODATION

Double glazed doorway leading into:

KITCHEN

10'4" x 9'6" (3.15m x 2.92m)

With a range of wall and base units with complementary work surface, inset stainless steel sink and drainer with mixer tap over, integrated stainless steel oven, four ring hob with extractor over, tiled splashbacks, space and plumbing for automatic washing machine, recessed spot lights, double glazed window to the front elevation.

W.C.

Two piece suite comprising low level w.c., wash hand basin with mixer tap and radiator.

LOUNGE

16'4" x 10'5" (4.98m x 3.18m)

Accessed from the Kitchen via a glazed door, double glazed French doors to the rear garden, two radiators, stairs rising to the first floor accommodation.

FIRST FLOOR LANDING

Loft access, airing cupboard housing the combi boiler. Doors in turn giving access to:

BEDROOM ONE

10'5" x 7'6" (3.18m x 2.31m)

Double glazed window to the rear elevation, fitted wardrobes and radiator.

BEDROOM TWO

10'5" x 7'6"n (3.18m x 2.31n)

Two double glazed windows to the front elevation, fitted wardrobes and radiator.

BATHROOM

Three piece suite comprising low level w.c, pedestal wash hand basin, bath with shower over, radiator and recessed spotlights to the ceiling.

EXTERNALLY

The property occupies an end of cul de sac location with allocated car parking space and enclosed rear garden.

AGENTS NOTE

There is an annual service/maintenance charge regarding the upkeep of communal areas. We are waiting confirmation of this figure.

COUNCIL TAX

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

TENURE - Freehold

BUYERS INFORMATION

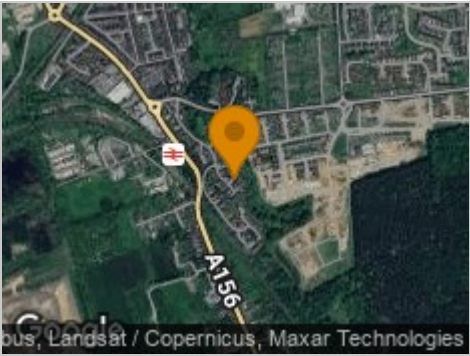
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



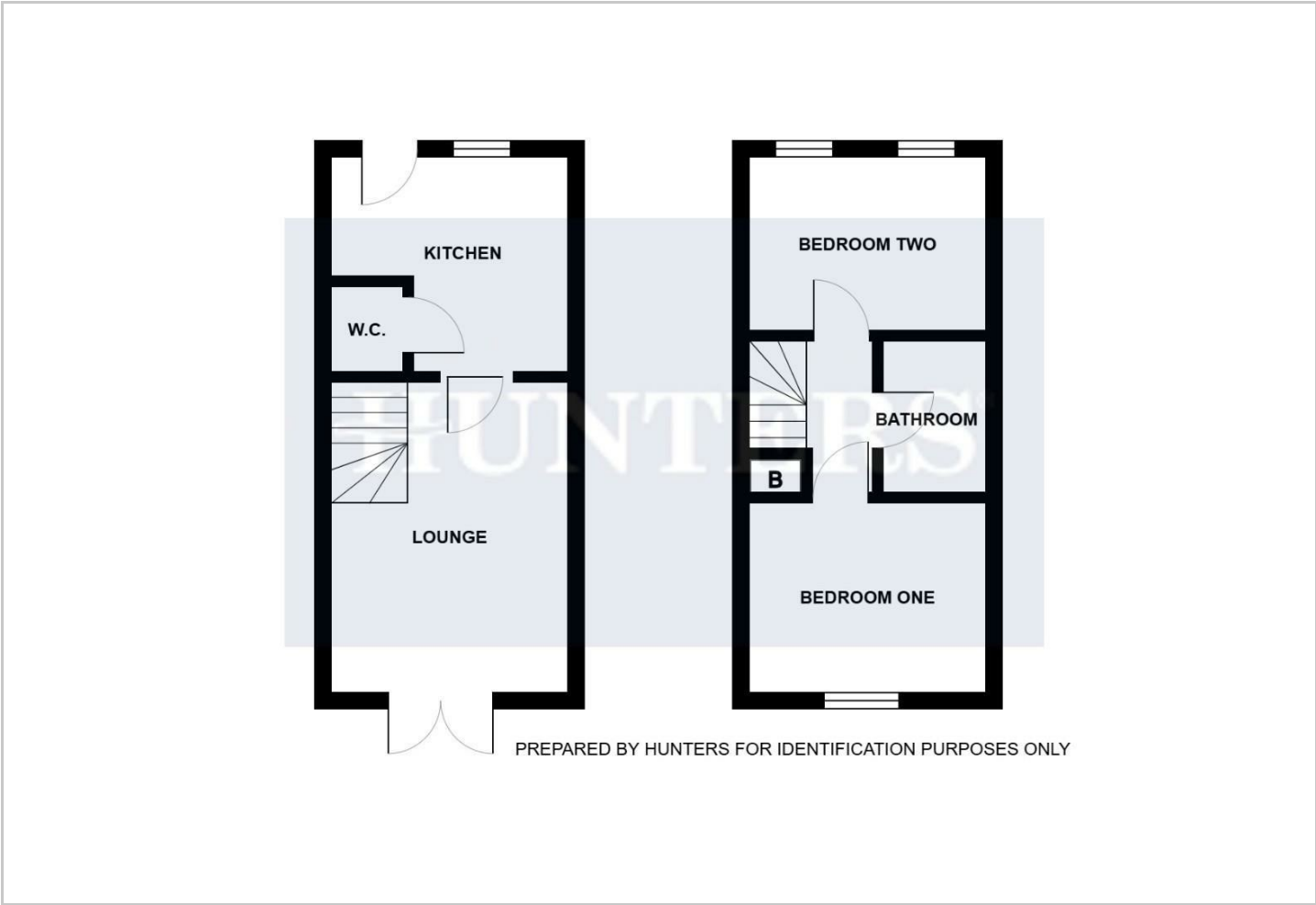
Hybrid Map



Terrain Map



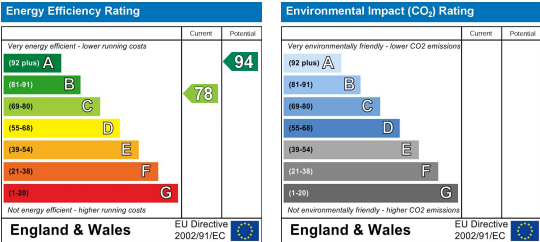
Floor Plan



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.