

# HUNTERS®

HERE TO GET *you* THERE



**Eastern Avenue**  
Gainsborough, DN21 1RN

£120,000



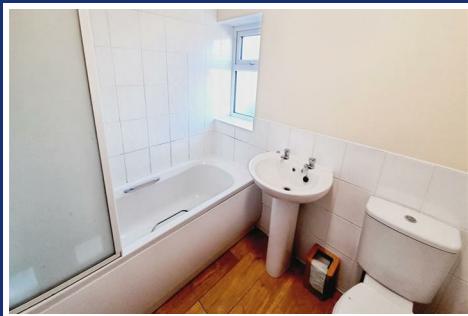
Council Tax: A



# 1 Eastern Avenue

Gainsborough, DN21 1RN

£120,000



## ACCOMMODATION

uPVC double glazed entrance door leading into:

## ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, laminate flooring and doors giving access to:

## LOUNGE

17'10" x 14'4" (5.44m x 4.37m )

uPVC double glazed bay window to the front elevation, radiator and laminate flooring.

## KITCHEN DINER

17'9" x 9'1" (5.43m x 2.78m )

uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces. Tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor over, provision for automatic washing machine, space for fridge freezer, radiator and useful storage cupboard.

## FIRST FLOOR LANDING

Loft access, linen cupboard and doors in turn giving access to:

## BEDROOM ONE

17'10" x 9'1" (5.46m x 2.77m )

uPVC double glazed window to the front elevation and radiator.

## BEDROOM TWO

12'0" x 9'1" to its maximum dimensions (3.67m x 2.79m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator and built in wardrobe space.

## BATHROOM

6'9" x 5'6" (2.08m x 1.69m )

uPVC double glazed window to the rear elevation and suite comprising w.c., pedestal wash hand basin, panel sided bath with electric shower over, part tiled wall, chrome heated towel rail and laminate flooring.

## EXTERNALLY

To the front is a hedge lined and gated garden mainly set to lawn with driveway leading to the sectional garage with light and power, up and over door and pedestrian door. A pathway leads to a gate giving access into the enclosed side and rear gardens which are also mainly set to lawn.

## COUNCIL TAX

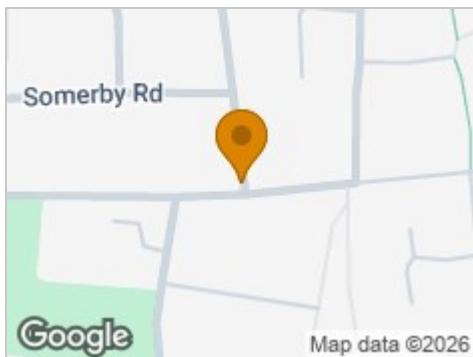
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

## TENURE - Freehold

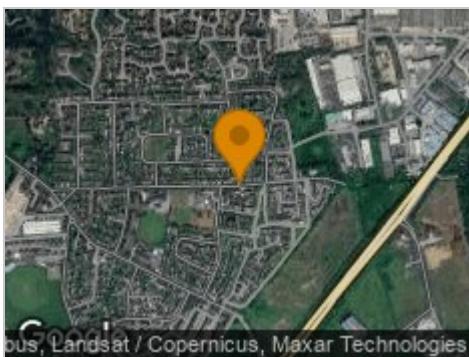
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property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



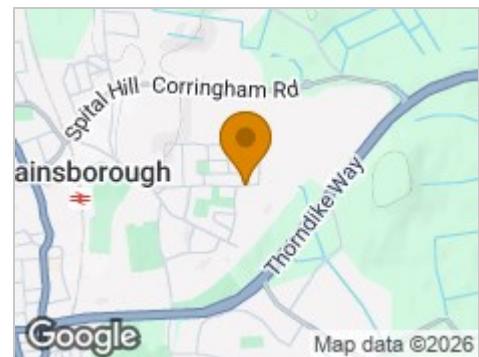
## Road Map



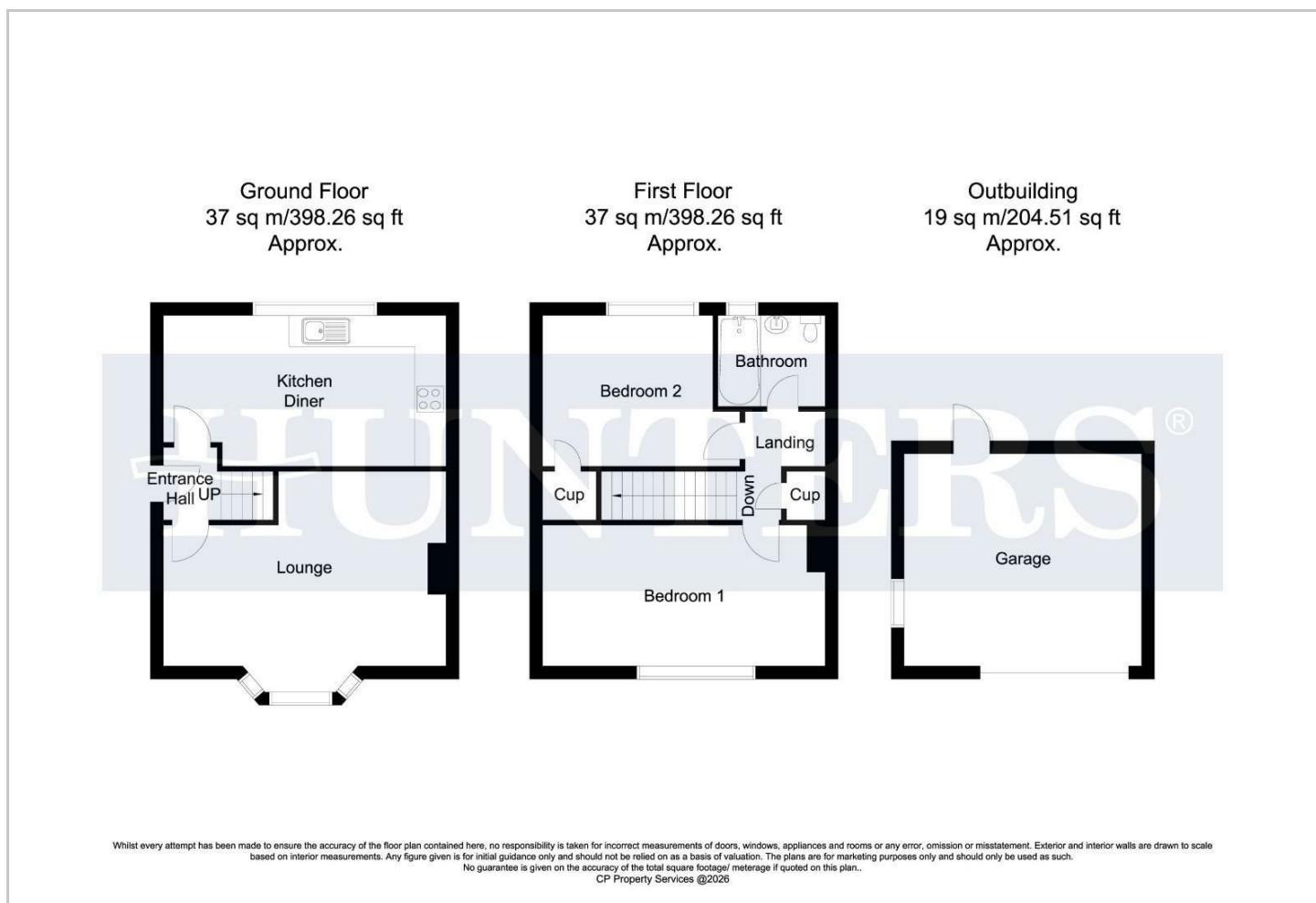
## Hybrid Map



## Terrain Map



## Floor Plan

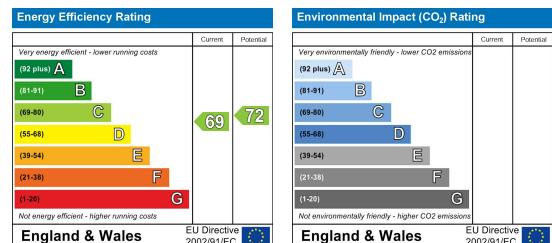


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..  
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## 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.