



2 Albion Road,
Grantham. NG31 8BJ



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£144,500

- Comfortable Terraced Cottage
- Central Location
- Well Maintained Accommodation
- Secure Passageway
- Hall & Dry Cellar
- Kitchen & Living Room
- THREE Bedrooms
- Shower Room/WC
- Private Courtyard Gardens
- Freehold - Energy Rating E



The house is set behind a railed forecourt and the living space is approached via a lockable shared passage which also provides access to a private courtyard garden at the rear. There is an entrance hall giving access to a dry cellar which provides useful storage space and a fitted kitchen overlooks the rear garden. There is a cosy living room at the front. The first floor comprises the additional sitting room/bedroom, a second bedroom and shower/WC and there is a good sized attic bedroom approached by an enclosed staircase. **VIEWING BY APPOINTMENT ONLY.**

ACCOMMODATION

SHARED PASSAGE

An enclosed lockable shared passageway providing a welcoming access. Having tiled floor and doors to front and rear.

ENTRANCE HALL

With stairs rising to the first floor, tiled floor, archway to kitchen and enclosed staircase to the cellar.

CELLAR

2.99m x 3.43m (9'10" x 11'4")

Providing useful dry storage, having radiator, gas meter and electricity consumer unit.



KITCHEN

3.05m x 3.44m (10'0" x 11'4")

A Schreiber fitted kitchen comprising base cupboards with working surfaces over and matching wall cupboards, stainless steel double drainer sink, space and plumbing for washing machine, wall mounted gas fired central heating boiler, radiator, tiled floor, coving, space for upright fridge freezer, space for table and chairs and uPVC double glazed window to the rear elevation.

SITTING/DINING ROOM

3.05m x 3.48m (10'0" x 11'5")

With uPVC double glazed window to the front elevation, radiator, feature pebble effect electric fire, radiator, built-in display cabinets and arched display recesses.

LANDING

Having a built-in cupboard, corning, airing cupboard and enclosed staircase off to the second floor.

FIRST FLOOR SITTING ROOM/BEDROOM

3.50m x 3.64m (11'6" x 11'11")

With uPVC double glazed window to the front elevation, radiator, alcove shelving and corning.

BEDROOM 2

1.87m x 3.46m (6'1" x 11'5")

With uPVC double glazed window to the rear elevation, radiator and coving,

SHOWER ROOM

1.62m x 2.54m (5'4" x 8'4")

With uPVC obscure double glazed window to the rear elevation, shower cubicle, pedestal wash handbasin and low level WC., shaver point, radiator, tiling to wet areas.

ATTIC BEDROOM

3.27m x 4.44m (10'8" x 14'7")

Having uPVC double glazed window to the rear, fitted wardrobe, radiator and eaves cupboard.



OUTSIDE

The property stands behind a block paved front forecourt enclosed with metal rails. The rear garden is not crossed by any rights-of-way and provides a secure private outside space enclosed by high brick wall and fencing with paved patio and raised planters.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street continue onto Watergate following the one way system turning left onto Broad Street and taking the left turn on the bend onto New Street. Turn right onto Chambers Street, right onto Albion Road and the property is on the right.

GRANTHAM

The property is close to Asda and Lidl and within flat walking distance of local bus service. Albion House Day Nursery is close by as is Belvoir House Care Home. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross, with an average journey time of 1 hour 12 minutes. The town also has excellent schooling at all levels, several supermarkets and a Saturday street market.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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