



83 Stamford Street,
Grantham NG31 7BS



£125,000

- Victorian Terrace
- Convenient Location
- Entrance Hall & Half Cellar
- Sitting Room
- Dining Room
- Kitchen & Enclosed Rear Lobby
- Three Bedrooms
- First Floor Bathroom
- Open Outlook To Rear
- Freehold - Energy Rating D



A traditional Victorian terraced house in a convenient position to the south of the town centre and within walking distance of a range of amenities including the town's railway station giving access to King's Cross with a journey time from around 70 minutes. The property would now benefit from some updating but offers good sized accommodation extending over the passageway on the first floor and including a third bedroom at second floor level. There is an entrance hall with useful half cellar/store off, two separate reception rooms, kitchen with rear porch off, an L shaped landing, two first floor bedrooms and a bathroom/WC as well as the third bedroom. A rear garden includes a brick built outbuilding and benefits from an open outlook. NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL

A shared passageway leads to the entrance hall, with stairs to the first floor, door to half cellar.

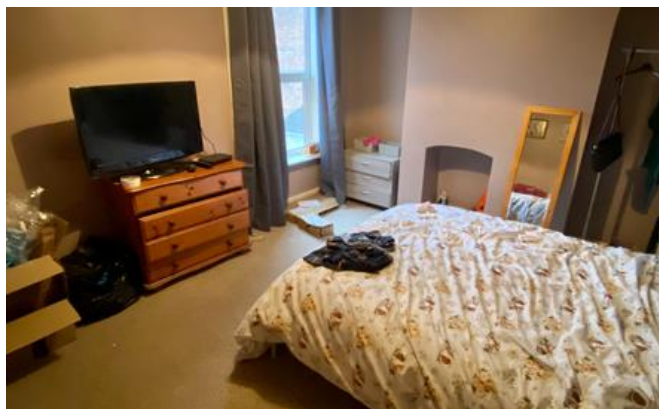
HALF CELLAR

A useful storage space.

KITCHEN

2.10m x 2.73m (6'11" x 9'0")

With uPVC double glazed window to the rear aspect, door to rear porch, a range of base level cupboards and drawers with matching eye level cupboards, work surfacing with inset stainless steel sink and drainer, inset gas hob with extractor over, under counter space, integrated oven, Ideal wall mounted gas fired boiler and tiled splashbacks.



REAR PORCH

Enclosed rear porch with door to garden.

DINING ROOM

3.45m x 3.89m (11'4" x 12'10")

With double glazed window looking into the rear lobby, fireplace with gas fire fitted, radiator and coving.

SITTING ROOM

3.43m x 3.86m (11'4" x 12'8")

With uPVC double glazed window to the front aspect, fireplace, coving and radiator.

LANDING

An 'L' shaped landing extending over the passageway with radiator and stairs to the second floor.

BEDROOM 1

3.45m x 3.97m (11'4" x 13'0")

With uPVC double glazed window to the front aspect and radiator.

BEDROOM 2

3.44m x 3.84m (11'4" x 12'7")

With uPVC double glazed window to the rear aspect and radiator.

BATHROOM/WC

2.73m x 3.28m (9'0" x 10'10")

A good sized bathroom with uPVC obscure double glazed window to the rear aspect, panelled bath with Triton electric shower over, pedestal wash basin and low level WC., tiled splashbacks, radiator and airing cupboard.

BEDROOM 3

3.30m x 4.59m (10'10" x 15'1")

With dormer window to the rear aspect and radiator. There is also an attic space.

OUTSIDE

To the rear there is a brick outbuilding and a small garden with an open outlook.



RIGHT-OF-WAY

There is a right-over-way over No.83 in favour of No.85 for access to the shared passageway.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south on London Road and turn right at the traffic light junction adjacent to McDonalds on to Springfield Road. Take the left turn on to Victoria Street which runs in to Stamford Street (one way).

GRANTHAM

The property is within walking distance of the town and railway station. There are local amenities close by and a bus service on Springfield Road.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London King's Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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