

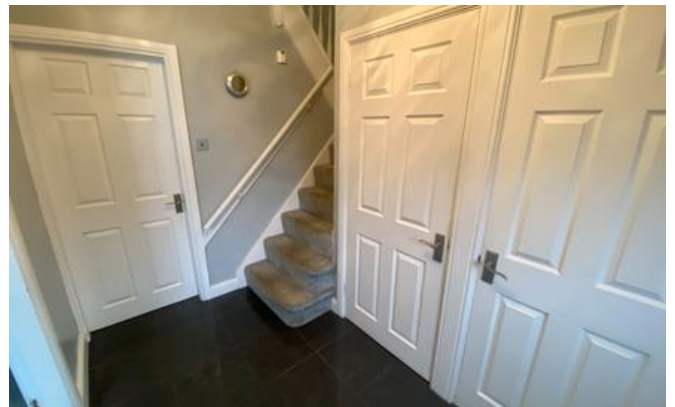


9 East Avenue,
Grantham. NG31 7PW



£145,000

- Modernised End Terrace
- Convenient For Range of Amenities
- Hall, Cloakroom & Utility Cupboard
- Well Fitted Kitchen/Dining Room
- Separate Lounge
- Three Bedrooms
- Bathroom
- Ample Off Road Parking
- No Onward Chain
- Freehold - Energy Rating D



A mature end terrace home that has undergone full refurbishment over recent years. The property offers spacious accommodation with good quality fittings and comprises an Entrance Hall, Cloakroom, Utility Cupboard, Lounge, Kitchen Diner, THREE GOOD SIZED BEDROOMS and a family Bathroom. The property also benefits from uPVC double glazing and gas fired central heating via a modern combination boiler. Outside there is an ample driveway providing adequate off road parking and a generous rear garden. Vacant possession and no onward chain. IDEAL FIRST PURCHASE.

ACCOMMODATION

ENTRANCE HALL

Having part glazed uPVC entrance door, radiator, high gloss ceramic tiled floor, smoke alarm. **Utility cupboard** also with ceramic tiled flooring, washing machine, tumble dryer and lighting.

CLOAKROOM

With uPVC obscure double glazed window to the front aspect, high gloss ceramic tiled floor, radiator, tiled splashback and a 2-piece suite comprising low level WC and wash basin.

LOUNGE

3.35m x 4.88m (11'0" x 16'0")

With uPVC double glazed window to the front aspect, uPVC double glazed French doors to the garden, radiator, coving and laminate floor.



KITCHEN/DINING ROOM

3.28m x 3.28m (10'10" x 10'10")

With uPVC double glazed window to the rear aspect, external half glazed uPVC door to the garden, a good range of eye and base level units, eye level integrated microwave, integrated wine rack and fridge freezer, integrated coloured one and a half bowl sink and drainer, work surfaces with inset 5-ring gas hob with oven beneath and contemporary extractor over, high gloss ceramic tiled floor, under stairs storage cupboard, radiator, recessed spotlighting.

FIRST FLOOR LANDING

Having smoke alarm, airing cupboard housing gas fired combination boiler and loft hatch access via drop down ladder.

BEDROOM 1

3.12m x 3.18m (10'2" x 10'5")

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

BEDROOM 2

2.39m x 3.30m (7'10" x 10'10")

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

BEDROOM 3

2.03m x 3.30m (6'8" x 10'10")

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

BATHROOM/WC

1.68m x 2.31m (5'6" x 7'7")

With uPVC obscure double glazed window to the rear aspect, a 3-piece suite comprising panelled bath with mains fed shower over and folding glazed screen, pedestal wash basin and low level WC., tiled floor, chrome heated ladder style towel rail, recessed spotlighting, extractor and fully tiled walls.



OUTSIDE

To the front there is gravelled parking for 3-4 cars with fencing to the boundaries and pathway to the front entrance door which has a storm porch covering over and outside lights. A footpath leads down the side of the property onto a VERY GENEROUS REAR GARDEN. At the rear is also a cold water tap, outside lighting and a gravelled seating area at the bottom with lighting and a SHED for storage.

Note

The sale is subject to a Grant of Probate being obtained.

RIGHT-OF-WAY

The neighbouring property has right-of-way access across No.9 to the shared passageway for bins etc.

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 taking the right turn at the traffic lights on to Wharf Road (A52), keeping in the right-hand and following the signs for the A52. Take the left turn under the railway bridge on to Dysart Road and continue along taking the left turn on to Goodliff Road. Turn right on to East Avenue and follow the road passing the turning for Ambergate Walk and the property is along on the right-hand side.

GRANTHAM

There are local amenities close-by including primary school and bus service to town.

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 Kings 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.

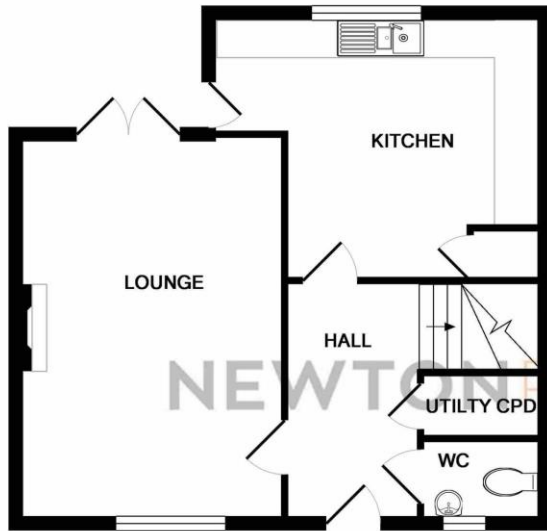
AGENT'S NOTE

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

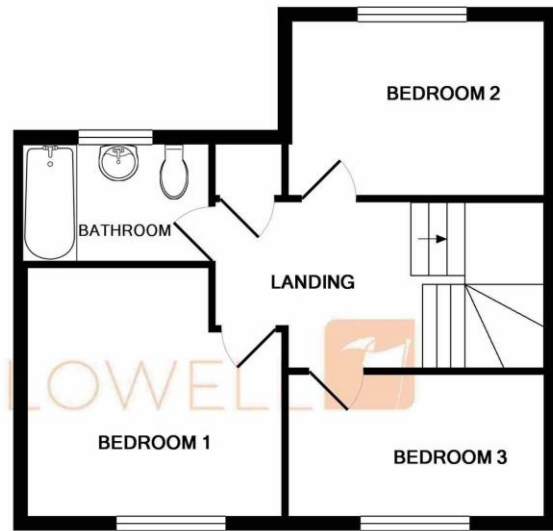
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



Floorplan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.



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