



20 Norton Street,
Grantham. NG31 6BY



£98,500

- Walking Distance Of Station
- Hall and Cellar
- Kitchen/Dining Room
- Separate Sitting Room
- Two Bedrooms
- First Floor Bathroom/WC
- Electric Heating
- Double Glazing
- Courtyard & Outbuildings
- Freehold - Energy Rating G



A modernised inner terraced cottage within walking distance of the town centre and Railway Station. Characterful accommodation which will be ideal as a first time purchase or buy to let investment. Entrance hall, cellar, sitting room, kitchen/dining room, two bedrooms and a first floor bathroom/WC. There is replacement double glazing and electric heating. Courtyard garden to the rear accessed via a shared right of way and two useful brick outbuildings. Vacant possession and no onward chain.

ACCOMMODATION

PASSAGEWAY

Leading to half glazed entrance door.

ENTRANCE HALL

Having vinyl flooring, carpeted staircase with half landing off to the first floor and stairs down to the Cellar.

CELLAR

Having electrical consumer unit.

SITTING ROOM

3.20m x 3.44m (10'6" x 11'4")

With double glazed window to the front, laminate flooring and coal effect fire in attractive surround.



KITCHEN/DINING ROOM

3.15m x 3.70m (10'4" x 12'1")

With double glazed window to the rear, a range of base cupboards, working surfaces and wall cupboards, sink and drainer, integrated double oven and 4-ring gas hob, space and plumbing for washing machine, tiled splashbacks, electric panel radiator, half obscure glazed door to the rear and vinyl flooring.

FIRST FLOOR LANDING

Carpeted. The first floor ceilings are higher than average and measure 3.2m.

BEDROOM 1

3.45m x 3.69m (11'4" x 12'1")

With double glazed window to the front elevation, fitted carpet, original grate and electric panel radiator.

BEDROOM 2

1.86m x 3.75m (6'1" x 12'4")

With double glazed window to the rear, electric panel radiator.

BATHROOM

1.74m x 2.85m (5'8" x 9'5")

With obscure double glazed window to the rear, a white suite comprising panelled bath with shower attachment over, pedestal wash handbasin and low level WC., vinyl floor, extractor fan, tiled walls, built-in airing cupboard containing hot water cylinder.

OUTSIDE

To the rear there is a courtyard style garden accessed via a shared pedestrian passageway.

No.21 Norton Street has an occasional right-of-way over the rear for bin access etc.

OUTBUILDINGS

There are two useful brick outbuildings.

SERVICES

Mains water, gas, electricity and drainage are connected.



COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed heading south turning right at the traffic lights adjacent to St Peters Hill on to Wharf Road (A52) and take the third left turn on to Norton Street, which is a one-way street. The property is on the right.

GRANTHAM

The property is situated very close to the town centre and railway station (main line to King's Cross in 1hr 16 mins average).

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.

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 listed and no guarantee as to their operability or efficiency can be given.
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