



46 New Street,
Grantham. NG31 8BB



£90,000

- Victorian Mid Terrace
- Close to Town Centre
- In Need Of Modernisation
- Lounge
- Dining Room
- Ground Floor Bedroom
- Two Bedrooms
- Ideal Investment / First Time Buy
- No Onward Chain
- Freehold - Energy Rating F



Located on New Street and only a short walk to the town centre you will find this traditional Victorian mid terrace. The property, which is in need of modernisation, would make an ideal First Time Purchase or Investment. The accommodation of the property comprises, Side entrance, Lounge, Dining Room, Kitchen Bathroom. Upstairs there are Two bedrooms one of which has another room off that lends itself to become a Dressing Room or En-Suite. To book you viewing call the office today.

ACCOMMODATION

SIDE ENTRANCE

With door leading to a shared passageway with No.44.

LOBBY

With uPVC entrance door and under stairs storage.

LOUNGE

3.00m x 3.40m (9'10" x 11'2")

With uPVC double glazed window to the front aspect, radiator and Living Flame coal effect gas fire.

DINING ROOM

3.05m x 3.40m (10'0" x 11'2")

With uPVC double glazed window to the rear aspect, electric panel heater and stairs to the first floor landing.



KITCHEN

1.76m x 2.82m (5'10" x 9'4")

With uPVC double glazed window to the side aspect, eye and base level units, space and plumbing for washing machine, inset stainless steel one and a half bowl sink and drainer, inset electric hob with electric oven beneath and uPVC half obscure double glazed door to the side.

BATHROOM

1.90m x 3.13m (6'2" x 10'4")

With uPVC obscure double glazed window to the side aspect, panelled bath, pedestal wash basin and low level WC., electric towel heater, tiled splashbacks and tiled floor.

FIRST FLOOR LANDING

With loft hatch access.

BEDROOM 1

3.06m x 3.40m (10'0" x 11'2")

With uPVC double glazed window to the front aspect and electric heater.

BEDROOM 2

3.40m x 4.08m (11'2" x 13'5")

With uPVC double glazed window to the rear aspect and electric heater. Door to dressing room.

DRESSING ROOM

1.70m x 2.90m (5'7" x 9'6")

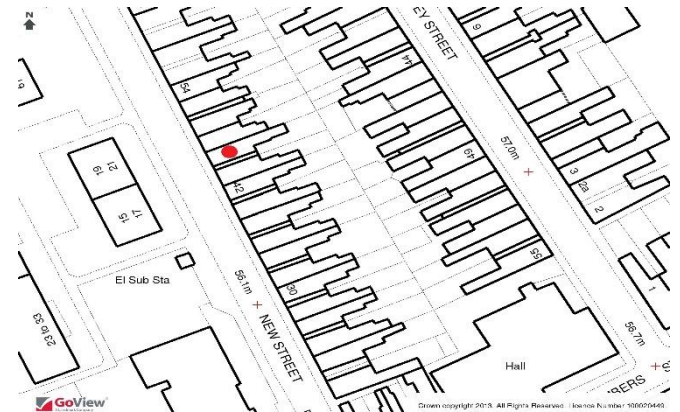
With wooden window to the side aspect and cupboard housing the hot water cylinder.

OUTSIDE

At the rear there is a low maintenance paved garden with brick wall/fencing to the boundaries. A timber gate also leads through 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 continue onto Watergate following the one way system turning left onto Broad Street and taking the left turn on the bend onto New Street. The property is along on the right-hand side.

GRANTHAM

The property is close to Asda and Lidl and within flat walking distance of a 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

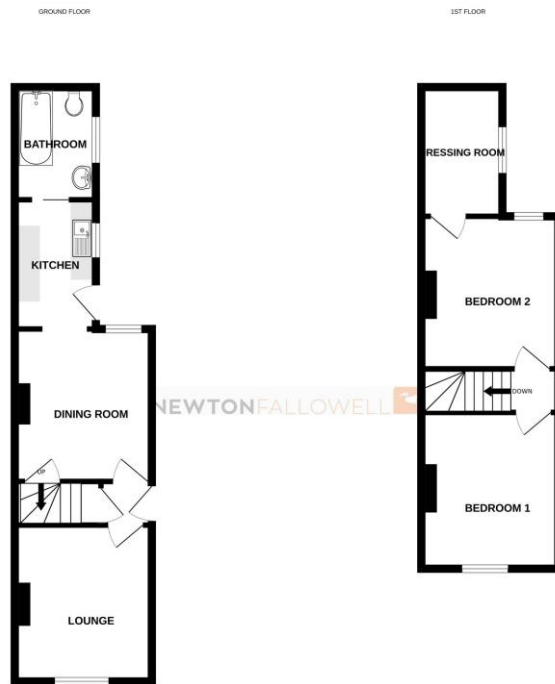
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 description 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 a guide only for any prospective purchaser. The services, systems and appliances shown here can have been tested and not guaranteed as to their operability or efficiency can be given. Made with Intropict 12/2014

