



35 Norton Street,
Grantham. NG31 6BY



Offers in excess of £85,000

- In Need of Improvement
- Close to Town Centre and Station
- Entrance Hall & Cellar
- Sitting Room
- Kitchen & Utility Room
- Two Bedrooms
- First Floor Bathroom
- Courtyard to Rear
- Residents' Parking By Permit
- Freehold – Energy Rating C



A traditional terraced house situated just off the town centre and within easy walking distance of various amenities including the nearby Station. The property is in need of some updating and improvement but should appeal to FIRST TIME PURCHASERS or INVESTORS alike. Entrance hall and cellar, sitting room, kitchen/dining room and utility, two bedrooms and a first floor bathroom. Gas fired central heating and replacement double glazing. Enclosed courtyard to rear. Street parking with residents permit. NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL

3.97m x 0.99m (13'0" x 3'2")

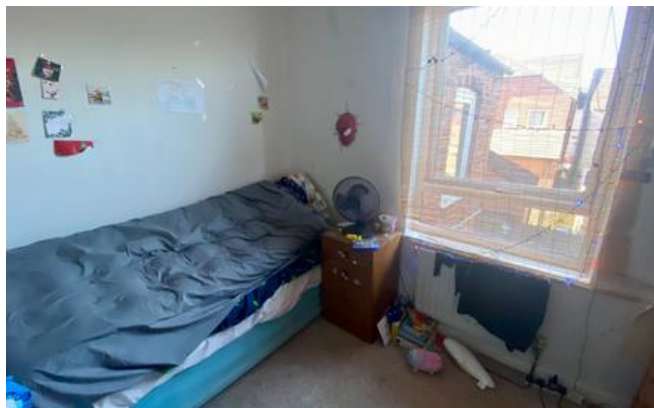
Having staircase off to first floor and radiator.

CELLAR

SITTING ROOM

3.97m x 2.78m (13'0" x 9'1")

With uPVC double glazed window to front elevation and radiator.



KITCHEN/DINING ROOM

3.87m x 3.36m (12'8" x 11'0")

Having uPVC double glazed window to rear, base cupboards, work tops and stainless steel sink with mixer tap, space and plumbing for automatic washing machine and radiator. There is also an enclosed staircase to the cellar.

UTILITY ROOM

2.58m x 1.66m (8'6" x 5'5")

With uPVC double glazed window to the side and external door to the rear, radiator.

FIRST FLOOR LANDING

Having over stairs cupboard containing gas fired combination boiler and a loft trap to roof space.

BEDROOM 1

3.97m x 3.87m (13'0" x 12'8")

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

BEDROOM 2

3.06m x 2.38m (10'0" x 7'10")

With uPVC double glazed window to the rear and radiator.

BATHROOM

2.64m x 1.67m (8'8" x 5'6")

Having panelled bath, wash basin and low level WC., heated towel rail and uPVC obscure double glazed window to the side.

OUTSIDE

There is an enclosed rear yard.

SERVICES

Mains water, gas, electricity and drainage are connected. Central heating is provided by the gas fired combination boiler.

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. The property is on the left-hand side (one way street).

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.

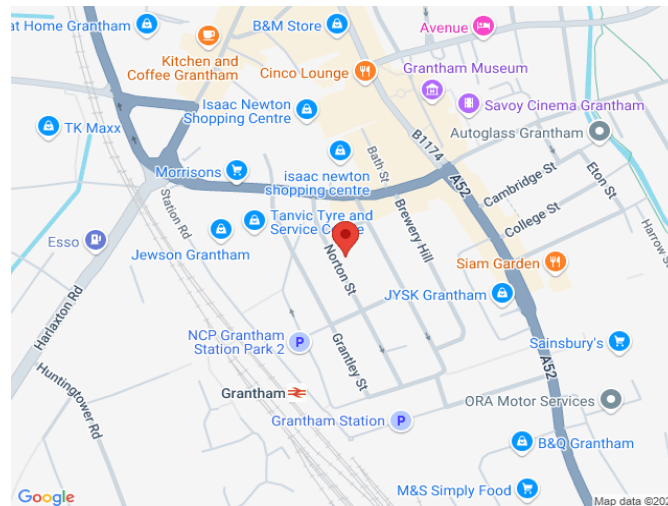
Floorplan



NEWTON FALLOWELL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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