



111 Victoria Street,
Grantham. NG31 7BN



Guide Price £120,000 to £130,000

- Victorian Mid Terrace
- Ideal First Time Purchase
- Lounge & Dining Room
- Two Double Bedrooms
- Kitchen & Half Cellar
- Two Double Bedrooms
- First Floor Bathroom
- Rear Garden
- uPVC Double Glazing
- Freehold – Energy Rating E



A Victorian mid terrace property that would make an ideal first time purchase or investment! The property accommodation comprises: Side Entrance, Lounge, Dining Room, Kitchen, TWO DOUBLE BEDROOMS and a good size family Bathroom. To the rear there is a courtyard garden. The property also benefits from gas central heating and uPVC Double Glazing. To book your viewing call the office today.

ACCOMMODATION

SIDE ENTRANCE HALL

A shared passageway leads to the entrance hall which has stairs rising to the first floor with under half cellar storage.

HALF CELLAR

With power, lighting and wall mounted consumer unit.

LOUNGE

3.4m x 4.01m (11'2" x 13'2")

Having uPVC double glazed window to the front aspect, feature working cast iron fireplace with tiled inserts and wooden surround and coal effect gas fire within, radiator.

DINING ROOM

3.43m x 4.01m (11'4" x 13'2")

With uPVC double glazed door to the rear aspect, gas fire with back boiler and wooden surround, alcove storage cupboards to either side of the chimney breast, radiator.



KITCHEN

2.08m x 2.74m (6'10" x 9'0")

With uPVC double glazed window to the side aspect, uPVC half obscure double glazed door to the side, a good range of base level cupboards and drawers with matching eye level cupboards, inset resin one and a half bowl sink and drainer with high rise mixer tap over, work surfacing with inset gas hob with single oven beneath, space and plumbing for washing machine, space for further under counter appliances, tiled splashbacks.

FIRST FLOOR LANDING

Having loft hatch access and radiator.

BEDROOM 1

3.4m x 4.01m (11'2" x 13'2")

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

BEDROOM 2

3.45m x 4.06m (11'4" x 13'4")

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

BATHROOM

2.77m x 3.2m (9'1" x 10'6")

Having two obscure uPVC double glazed windows to the rear aspect, a 3-piece white suite comprising panelled bath with electric shower over, pedestal wash basin and low level WC., timber panelling to walls and an airing cupboard with shelving and hot water tank.

OUTSIDE

A shared passageway leads to the entrance door to the side of the property with a gate at the end leading into the rear garden. At the rear there is a paved area with gate leading onto a quite private garden with raised beds and a wealth of mature shrubs and plants. There is fencing to the boundaries and a timber shed for storage.

RIGHT-OF-WAY

No. 113 has a right-of-way across the garden to the 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 passing Sainsburys on the left-hand side and turning right at the traffic lights onto Springfield Road. Take the left turn onto Victoria Street and the property is on the left.

GRANTHAM

The property is close to town and the railway station and there are local amenities available on Springfield Road including a 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.

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



While every effort has been made to ensure the accuracy of the description and floor plan, the seller does not warrant the accuracy of the description and floor plan. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The seller, agent and agent's firm have not been asked and no guarantee is made with respect to the plan.



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