



6 Commercial Road,
Grantham. NG31 6DB



£130,000

- Three Double Bedrooms
- Tenant In Situ
- Attention Investors & Landlords
- End-Terrace Property
- Well Presented Throughout
- Living Room, Kitchen
- Cloakroom & Bathroom
- Recently Installed Solar Panels
- Courtyard Garden
- Freehold - Energy Rating D



****BEING SOLD WITH TENANT IN SITU**** Located within close proximity of the town centre and transport links, is this well-presented spacious three storey home! The property also has the benefit of solar panels and battery storage which will benefit the tenant with reduced electricity costs! The plentiful accommodation comprises of Lounge, Kitchen, Cloakroom, to the first floor there are TWO BEDROOMS, with a THIRD GENEROUS BEDROOM and a family Bathroom to the Second Floor. To the rear there is an enclosed garden.

ACCOMMODATION

LOUNGE

3.36m x 3.4m (11'0" x 11'2")

With part glazed composite entrance door with transom window over, uPVC double glazed window to the front aspect, radiator and fireplace.

LOBBY

With stairs rising to the first floor landing and door to dining room.

KITCHEN

3.43m x 3.47m (11'4" x 11'5")

With uPVC double glazed window to the rear aspect, base level cupboards and drawers with matching eye level cupboards, work surfacing with inset stainless steel sink and drainer, ceramic hob with oven beneath and extractor over, space and plumbing for washing machine, space for under counter appliance, space for upright fridge freezer, splashback tiling, storage cupboard beneath stairs, radiator and wall mounted gas fired boiler set within cupboard.



REAR LOBBY

With door to the side and door to the cloakroom.

CLOAKROOM

With uPVC obscure double glazed window to the side aspect, wash basin and low level WC.

FIRST FLOOR LANDING

BEDROOM ONE

3.4m x 3.38m (11'2" x 11'1")

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

BEDROOM THREE

3.41m x 2.69m (11'2" x 8'10")

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

SECOND FLOOR LANDING

BEDROOM TWO

3.4m x 3.38m (11'2" x 11'1")

With uPVC double glazed window to the front aspect, radiator and loft hatch access.

FAMILY BATHROOM

2.06m x 1.73m (6'10" x 5'8")

Having skylight window to the rear, panelled bath with mixer taps and glazed shower screen, tiled splashbacks, pedestal wash basin and low level WC., eaves storage cupboard, vinyl flooring.

OUTSIDE

There is a fully enclosed block paved courtyard style garden with gate to the rear and outside lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.



SOLAR PANELS

There are solar panels fitted to two sides of the roof of the property, with battery storage energy bank.

We understand that this is an owned system.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street head south turning right on to Wharf Road (A52) and left on to Commercial Road itself. The property is on the right-hand side on the corner of William Street.

GRANTHAM

The property is within a short walk to the town centre with all its amenities and the railway station.

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

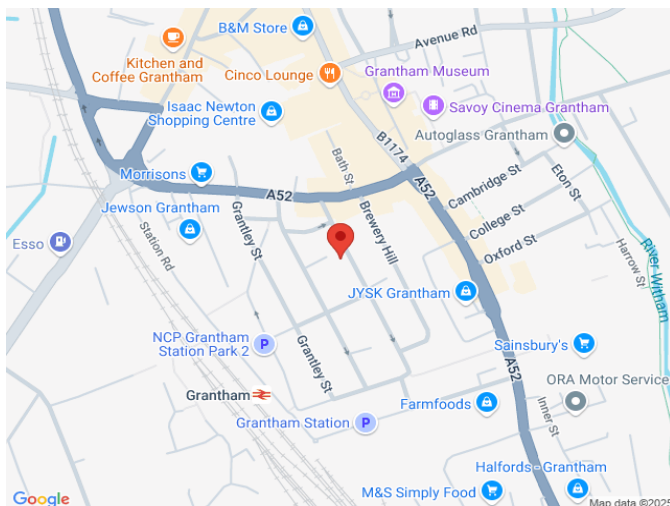
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

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



While 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 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.



Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk