



68 Springfield Road,
Grantham. NG31 7BE



£132,500

- IDEAL INVESTMENT PURCHASE
- End Terrace House
- Two Reception Rooms
- Kitchen & Breakfast Room
- Three Bedrooms
- First Floor Bathroom
- Gas Central Heating
- Replacement Double Glazing
- 6.8% Annual Return
- Freehold - EPC Rating E



This property is offered for sale to investment purchasers only, currently generating a return of 7.02% yield with a rental income of £775 per calendar month. The fully renovated Edwardian house provides spacious and well-presented accommodation and is conveniently located within easy reach of a wide range of amenities, including the town's railway station. The accommodation comprises an entrance hall, lounge, dining room, kitchen, breakfast room, three well-proportioned bedrooms, and a first-floor bathroom. Externally, the property benefits from a private rear garden with access from a shared parking area. The sale is subject to the existing tenancy.

ACCOMMODATION

SHARED PASSAGEWAY

ENTRANCE HALL

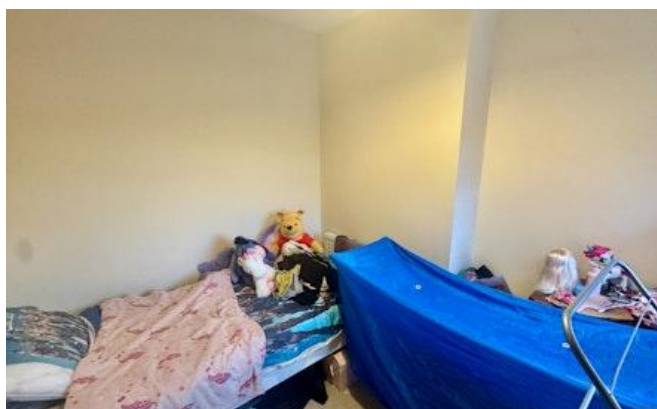
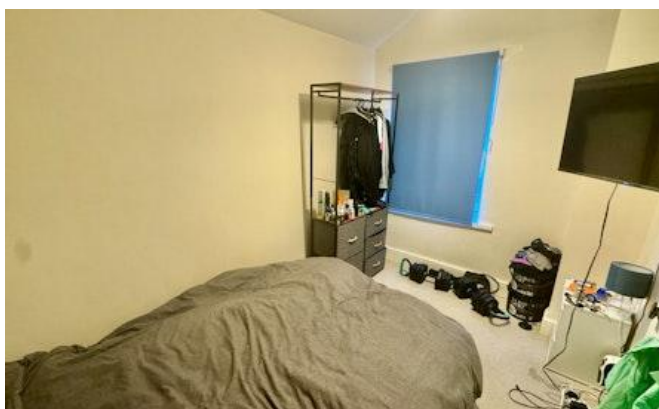
With uPVC entrance door, stairs rising to the first floor, under stairs storage cupboard, under stairs cloaks storage area, electric consumer unit, radiator and uPVC double glazed window to the side elevation.

LOUNGE

3.63m x 3.68m (11'11" x 12'1")

Having uPVC double glazed window to the front elevation, fireplace with tiled hearth, radiator and coving.





DINING ROOM

3.66m x 4.04m (12'0" x 13'4")

With uPVC double glazed window to the side and rear elevation and radiator.

BREAKFAST ROOM

2.13m x 3.45m (7'0" x 11'4")

Having uPVC double glazed window to the side elevation, radiator and Ideal wall mounted gas fired combination boiler.

KITCHEN

2.13m x 4.42m (7'0" x 14'6")

With two uPVC double glazed windows to the side elevation and a further uPVC double glazed window to the rear elevation, a range of modern units comprising base cupboards with working surfaces over and wall cupboards, stainless steel sink and drainer, integrated oven and hob with extractor over, tiled splashbacks, space and plumbing for washing machine, electric fan heater and external uPVC door to the side.

FIRST FLOOR LANDING

Having uPVC double glazed window to the side elevation, loft hatch access and radiator.

BEDROOM 1

3.66m x 4.83m (12'0" x 15'10")

With uPVC double glazed window to the front elevation, built-in open fronted wardrobe and radiator.

BEDROOM 2

2.13m x 3.35m (7'0" x 11'0")

Having uPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

2.67m x 2.69m (8'10" x 8'10")

Having uPVC double glazed window to the rear elevation and radiator.

BATHROOM

1.23m x 2.64m (4'0" x 8'8")

Containing a panelled bath with shower attachment over, pedestal wash basin and low level WC (Saniflo system), chromed heated towel rail, spotlights, extractor fan and tiling to wet areas.

OUTSIDE

There is a rear garden with access via a shared passageway and gateway, which is of a useful size with a gravelled area and astro turf and close boarded fencing to the boundaries. There is also a timber shed, outside tap and gated access to a parking area.

PARKING AREA

There is a shared parking area for the residents of Springfield Road, which is accessed via Hudson Way.

SERVICES

Mains water, gas, electricity and drainage are connected. The property has gas fired central heating with a combination boiler.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south onto London Road passing Sainsburys on the left-hand side and taking the right turn at the traffic lights opposite McDonalds onto Springfield Road itself. The property is on the right-hand side just past the turning for Hudson Way.

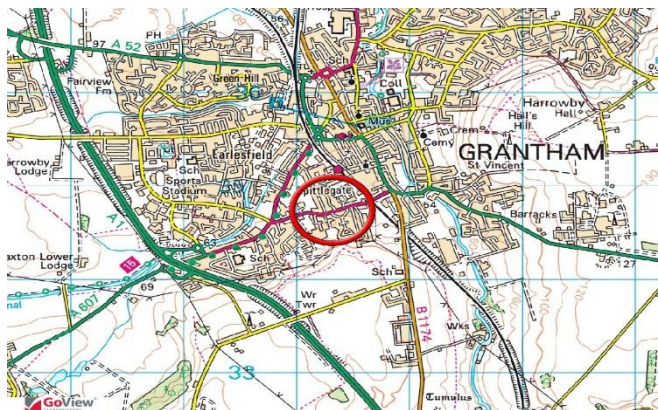
GRANTHAM

Local amenities are available along Springfield Road including a bus service to town. Aldi, KFC and Burger King are all close by at the junction with Harlaxton Road and Trent Road.

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

The property has recently had both a damp treatment course and loft timber treatment, which come with full guarantees.

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 required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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 £300 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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, fixtures and equipment shown here are to be used as a guide only and no guarantee as to their operation or efficiency can be given. Made with Metagis CS2024



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