

**Hartington Close, Grantham NG31 7FX**

william h brown

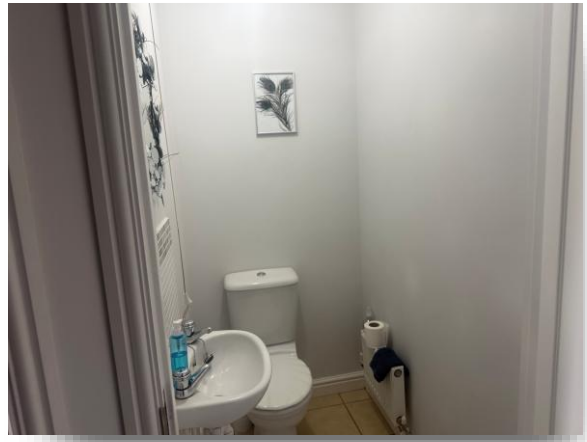
***welcome to***

## Hartington Close, Grantham

Spacious four-bedroom townhouse with a dining kitchen opening onto the rear garden, two bathrooms, downstairs cloakroom, driveway, and enclosed garden. Well maintained throughout and offered with NO CHAIN.













**Kitchen Diner**
12' 8" x 12' 4" ( 3.86m x 3.76m )

**Bedroom Four**
10' 1" x 8' 6" ( 3.07m x 2.59m )

**Lounge (1st floor)**
12' 9" x 9' 9" ( 3.89m x 2.97m )

**Principal Bedroom (1st Floor)**
10' 7" x 10' 2" ( 3.23m x 3.10m )

**En-Suite**

**Bedroom Two (2nd Floor)**
5' 8" x 9' ( 1.73m x 2.74m )

**Bedroom Three (2nd Floor)**
10' 7" x 9' 8" ( 3.23m x 2.95m )

**Family Bathroom (2nd Floor)**

**Note**
“Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies”.

**Further Note**
Please note the photographs used are from when the owner occupied the property.

**Agents Note**
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

*welcome to*

## Hartington Close, Grantham

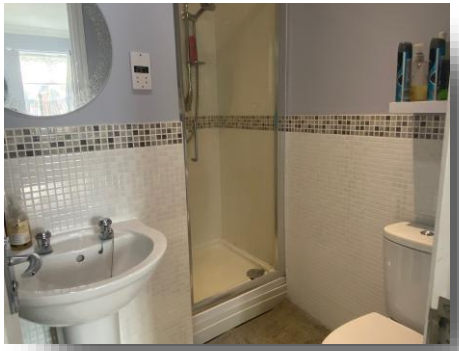
- Three Storey Modern Town House
- Maintained to a Good Standard
- Four Bedrooms
- Family Bathroom plus En-Suite
- Off Road Parking for Two Vehicles

Tenure: Freehold EPC Rating: C
Council Tax Band: B

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

guide price

# £220,000 - £230,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/GST114750

The Property Ombudsman

Property Ref:
GST114750 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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