



Victoria Street, Grantham NG31 7BW

welcome to

Victoria Street, Grantham

GUIDE PRICE £140,000 - £150,000 - MOVE STRAIGHT IN - Newly renovated mid-terrace home. Offering spacious accommodation with two reception rooms, two bathrooms and two double bedrooms, plus an enclosed rear garden. Ideal for first-time buyers or investors, estimated rental potential of £850 PCM.



Lounge

11' 1" Widest Point x 10' 8" (3.38m Widest Point x 3.25m)
With a window to the front aspect, feature fireplace with surround, hearth and open fire, wood effect laminate flooring and a radiator.

Dining Room

11' 2" Widest Point x 10' 10" (3.40m Widest Point x 3.30m)
With a window to the rear aspect, feature fireplace with surround, hearth and open fire with a grate, storage cupboard, wood effect laminate flooring, deep skirting boards, coving to the ceiling, radiator and access to the first floor landing and kitchen.

Kitchen

8' 1" x 6' 5" (2.46m x 1.96m)
With a window to the side aspect and having a range of grey units to both the floor and eye level with light wood effect worktops over, white sink, drainer, mixer tap and tile splashbacks. Integrated electric oven, gas hob with extractor hood above. Space for appliances, wood effect laminate flooring, back door leading out to the garden and access into the downstairs shower room.

Downstairs Shower Room

6' 4" x 2' 7" (1.93m x 0.79m)
With a window to the rear aspect and comprising of a shower enclosure, wash hand basin, low level WC, wood effect laminate flooring and a radiator.

First Floor Landing

Landing with wood effect laminate flooring, storage cupboard, hatch access to the loft and door access into the bedrooms.

Bedroom One

13' 4" x 11' 2" (4.06m x 3.40m)
With a window to the rear aspect, featuring built-in storage, wood effect laminate flooring, radiator and access into the en-suite bathroom.

En-Suite Bathroom

11' 5" x 6' 4" (3.48m x 1.93m)
With a window to the rear aspect and comprising of a bath with shower over, decorative panelling to the walls, vanity sink unit, low level WC, radiator, storage housing the boiler and wood effect laminate flooring.

Bedroom Two

14' 5" Widest Point x 11' 2" (4.39m Widest Point x 3.40m)
With a window to the front aspect, wood effect flooring, deep skirting boards and a radiator.

General Description Outside

Gate leads to a rear garden, with lawn, summer house, enclosed by fencing.
The garden also features an alleyway for bins.

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."



view this property online williamhbrown.co.uk/Property/GST114297



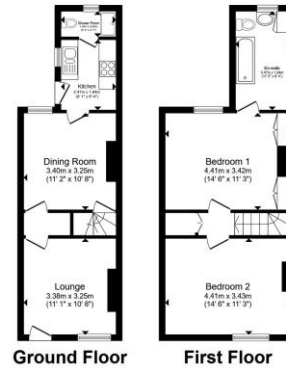
welcome to

Victoria Street, Grantham

- Newly Renovated Mid-Terraced House
- Spacious Throughout
- Two Double Bedrooms
- Shower Room and Bathroom
- Great Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Total floor area 73.4 m² (791 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william
h brown

guide price

£140,000 - £150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114297



Property Ref:
GST114297 - 0006

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk