



College Street, Grantham



- Two Double Bedrooms
- Mid-Terrace Home
- Close To Local Amenities
- No Onward Chain
- Attention First Time Buyers / Investors
- Kitchen + Dining Room
- Freehold
- EPC rating D



Benefitting from NO ONWARD CHAIN and within a short walk of the town centre and Train Station you will find this traditional terrace property which would make an ideal first home or investment. The Accommodation comprises a Lounge, Dining Room, Kitchen, Bathroom, and Two Bedrooms. Outside there is a courtyard garden. Early viewing is recommended to avoid disappointment!

GRANTHAM

The property is within walking distance of local amenities, the town centre and 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.

LOUNGE

3.34m x 3.44m (11'0" x 11'4")

DINING ROOM

3.41m x 3.47m (11'2" x 11'5")



KITCHEN

3.31m x 1.74m (10'11" x 5'8")

LANDING

BEDROOM ONE

3.44m x 3.43m (11'4" x 11'4")

BEDROOM TWO

1.89m x 3.43m (6'2" x 11'4")

FAMILY BATHROOM

1.45m x 2.29m (4'10" x 7'6")

REAR GARDEN

SERVICES

Mains gas, electricity, water and drainage are connected

COUNCIL TAX

The property is in Council Tax Band A

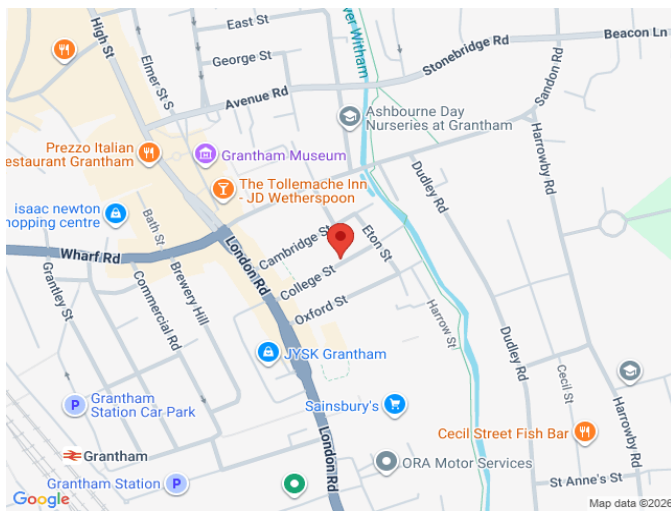
AGENTS NOTE

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 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.

Floorplan



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