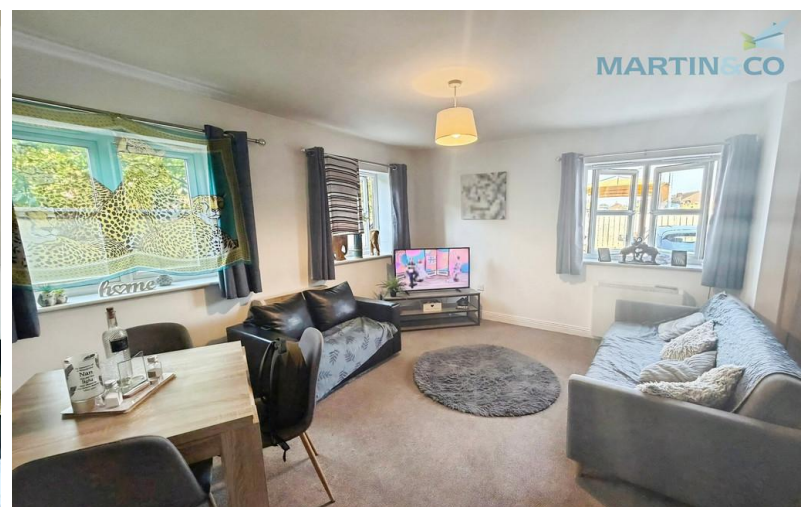


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Trinity View, Gainsborough

2 Bedrooms, 1 Bathroom, Apartment

Offers In Region Of £74,999

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Trinity View, Gainsborough

2 Bedrooms, 1 Bathroom

Offers In Region Of £74,999

- Well-presented ground floor apartment
- Two generous bedrooms
- Spacious lounge/dining room
- Ready to move straight into
- Modern fitted kitchen

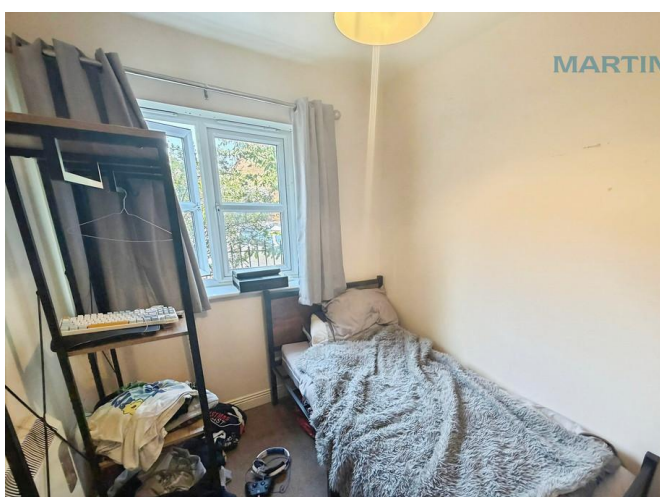
A fantastic opportunity to purchase a well-presented two-bedroom ground floor apartment, ideally positioned within easy walking distance of Gainsborough town centre and a wide range of local amenities. Offering spacious, low-maintenance living, this property will appeal equally to first-time buyers, downsizers and buy-to-let investors alike.

Internally, the accommodation is well proportioned throughout and briefly comprises an inviting entrance hall, a generous open-plan lounge and dining area providing ample space for relaxing and entertaining, a fitted kitchen with a range of wall and base units, two well-sized bedrooms and a family bathroom.

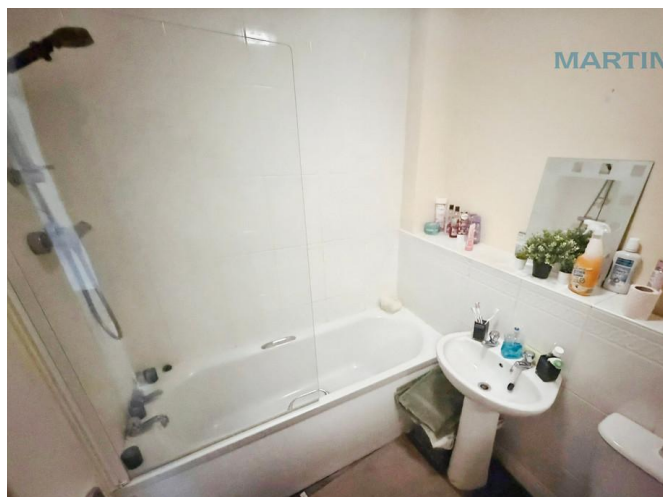
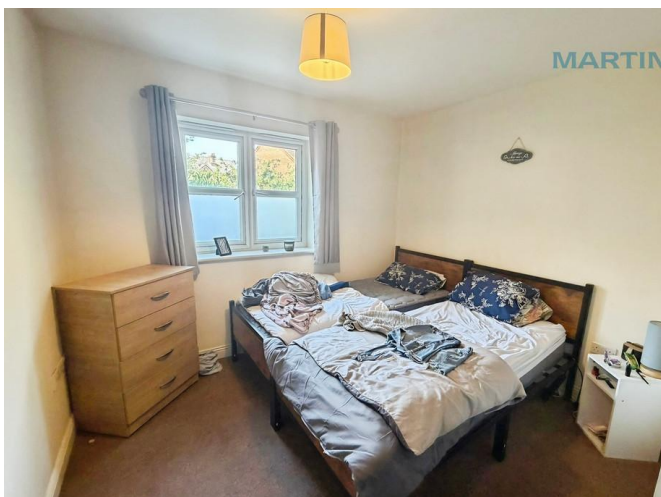
The apartment is presented in good decorative order, allowing a purchaser to move straight in whilst still offering scope to personalise if desired. Externally, the property benefits from communal parking all set within a modern residential development.

The location is one of the property's key selling points. Trinity View enjoys a convenient position close to Gainsborough's town centre, with an excellent selection of supermarkets, shops, cafés and everyday amenities all within easy reach. Both Gainsborough Central and Gainsborough Lea Road railway stations are nearby, providing rail links to Lincoln, Sheffield and beyond, whilst the A631 and A156 offer straightforward road connections to Lincoln, Scunthorpe, Retford and the surrounding areas. The historic riverside and Marshalls Yard retail complex are also just a short distance away, offering a range of restaurants, leisure facilities and high street retailers.

Whether you're taking your first step onto the property ladder, looking to downsize to easy-to-manage accommodation or seeking a ready-made investment, this attractive apartment represents excellent value.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.