



**Connells**

George Street  
Grantham



## Property Description

Connells are excited to bring to the market this mid-terraced property offering two bedrooms with an attic/optional third bedroom. This is an ideal project to finish and make your own. Located in a popular area of Grantham, with easy access to the town centre, all amenities are on your doorstep.

Upon entering the property, you are welcomed into the lounge positioned to the front, offering a bright and inviting space to relax, while the kitchen sits to the rear, designed with practicality in mind and ample room for everyday cooking and dining. The family bathroom is conveniently located off the kitchen for ease.

To the first floor, the property continues to impress with two double bedrooms arranged around the landing, and stairs leads up to the attic space offering a further bedroom or ideal work from home space.

The layout is both functional and flexible, making this home well-suited to a range of buyers looking for space they can adapt to their needs.

Externally, there is a rear courtyard style garden perfect for enjoying the day and enjoying time with friends and family.

Early viewing is highly recommended to fully appreciate this property.

\*\* This home is being sold with no chain\*\*

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor

### Lounge

With a double glazed window to the front, part double glazed door leading to the front of the property, wood laminate flooring and a radiator.

### Dining Room

With double glazed patio doors leading to the rear and a radiator.

### Kitchen

With a double glazed window to the side, tiled flooring, radiator, range of wall and base units with worktop, stainless steel sink and loft access.

### Bathroom

Double glazed window to the side, wood laminate flooring, wash hand basin, W.C, bath and a storage cupboard for the boiler.

### First Floor

### Landing

With doors leading to two bedrooms and stairs leading to the second floor.

### Bedroom One

Double bedroom, double glazed window to the front, bare wood flooring and a radiator.

### Bedroom Two

Double bedroom, double glazed window to the rear, bare wood flooring and a radiator.

### Attic Room / Bedroom Three

Double glazed window to the rear, bare wood flooring.









Total floor area 98.6 m<sup>2</sup> (1,062 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309535](http://connells.co.uk/Property/GRM309535)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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