

Shelley Avenue, Grantham NG31 9LZ

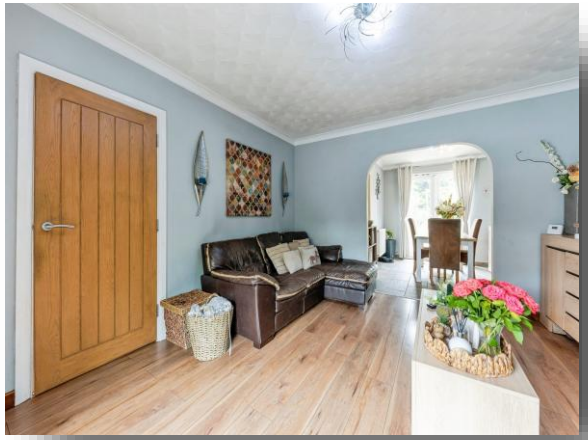
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welcome to

Shelley Avenue, Grantham

GUIDE PRICE £180,000 - £190,000 - Extended three-bedroom semi-detached home occupying a generous plot in a convenient location close to amenities, schools and transport links. Featuring a spacious lounge, stylish kitchen, separate dining room, utility area, downstairs WC.













Lounge

13' 2" x 12' 7" (4.01m x 3.84m)

Dining Room
10' 2" x 8' 11" (3.10m x 2.72m)

Kitchen
10' 2" x 9' 6" (3.10m x 2.90m)

Utility Room
8' 6" x 4' 3" (2.59m x 1.30m)

Bedroom One
11' 3" Widest Point x 11' 3" (3.43m Widest Point x 3.43m)

Bedroom Two
10' 2" x 11' 1" (3.10m x 3.38m)

Bedroom Three
8' 3" x 8' 7" (2.51m x 2.62m)

Family Bathroom
7' 9" x 7' 7" (2.36m x 2.31m)

Summer House
14' 10" x 11' 9" (4.52m x 3.58m)

Note
Situated just off Harrowby Lane, this property enjoys a convenient location with a range of everyday amenities close by, including a convenience store, doctors' surgery and primary school. Grantham town centre is just a short distance away, offering a wider selection of shops, supermarkets, recreational parks and highly regarded schools. The property also benefits from excellent transport links, including Grantham's busy mainline railway station, providing direct services to London King's Cross, making it ideal for commuters.

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

Shelley Avenue, Grantham

- Extended Semi-Detached House
- Spacious Lounge
- Separate Dining Room with Garden access
- Utility Area and Downstairs WC
- Large Summer House

Tenure: Freehold EPC Rating: D
Council Tax Band: A



Total floor area 95.8 m² (1,031 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

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guide price

£180,000 - £190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114713

The Property Ombudsman

Property Ref:
GST114713 - 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.

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