ON HOLD







Thorndike Mews, Gainsborough

2 Bedrooms, 1 Bathroom, Ground Floor Flat

Offers In Region Of £45,000

MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- **No Onward Chain**
- **Close To All Amenities**
- **Perfect For Investors**
- **Council Tax Band A**
- **Double Glazing**



g, providing a practical living and dining space. The separate kitchen includes fitted base and wall units, worktop space and a window drawing in natural light. Both bedrooms are carpeted and benefit from radiators and casement windows, giving straightforward, lettable spaces with a clean finish. The bathroom is fitted with a white three-piece suite and electric shower over the bath, with tiled splashbacks for easy upkeep. The property has an EPC rating of C and falls within Council Tax Band A, helping to keep running costs attractive for prospective tenants.

The building sits within a courtyard-style setting with hardstanding parking areas and low-maintenance communal grounds. Positioned close to Gainsborough town centre, the flat is within reach of the Marshall's Yard retail and leisure complex, supermarkets, cafés and everyday amenities.

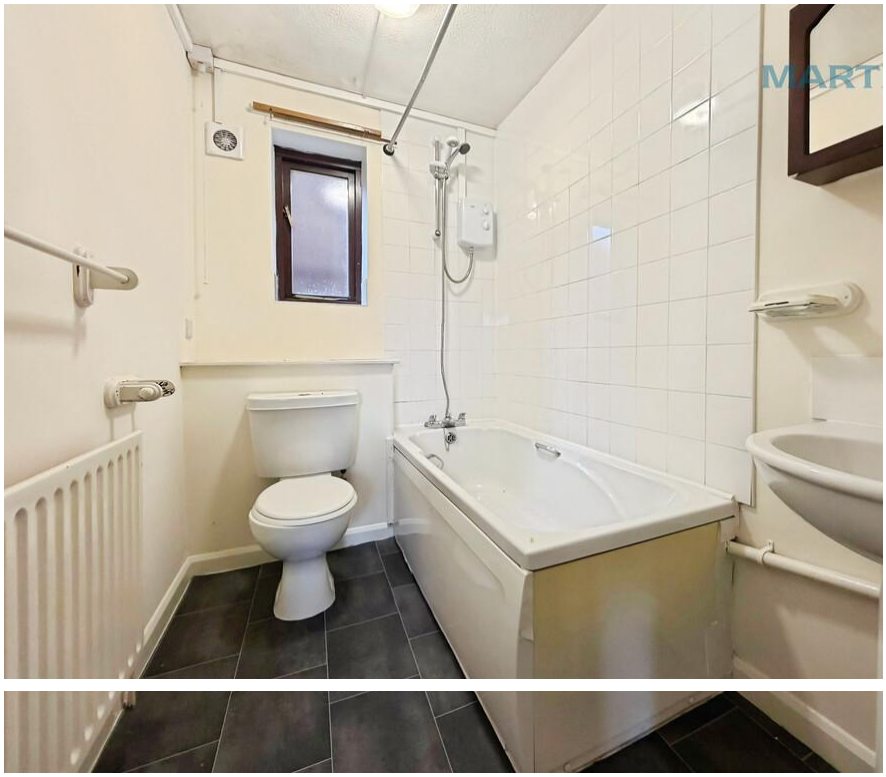
For commuters, Gainsborough Central station is within walking distance and offers connections towards Sheffield, while Gainsborough Lea Road station, a short drive or bus ride away, provides services to Lincoln, Retford and Doncaster, with onward links to London and the wider rail network. Local bus routes run along nearby arterial roads, giving access across the town and to surrounding villages.

Overall, this two-bedroom ground floor flat presents a straightforward investment prospect in a convenient town-centre location.









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