

# HUNTERS®

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## Cromwell Street

Gainsborough, DN21 1DH

Asking Price £59,950



A traditionally built mid terrace property being sold with NO ONWARD CHAIN with accommodation comprising Entrance Hallway, Lounge, Dining Room, Kitchen, three Bedrooms and Shower Room.



## ACCOMMODATION

uPVC double glazed door leading into:

### ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator.

### DINING ROOM 12'7" x 10'9" (3.86 x 3.28)

uPVC double glazed window to the rear elevation, radiator, understairs storage cupboard.

### LOUNGE 13'1" x 10'9" (4.01 x 3.30)

uPVC double glazed bay window to the front elevation, radiator, cornice to ceiling.

### KITCHEN 11'5" x 8'5" (3.48 x 2.57)

Range of wall and base units with complementary work surface, sink with mixer tap over, uPVC double glazed window and door to the side elevation, radiator, space for cooker.

### FIRST FLOOR LANDING

Doors giving access to:

### BEDROOM ONE 11'1" x 14'0" (3.40 x 4.29)

uPVC double glazed window to the front elevation and radiator.

### BEDROOM TWO 12'9" x 8'2" (3.89 x 2.51)

uPVC double glazed window to the rear elevation and radiator.

### BEDROOM THREE 8'5" x 4'11" (2.59 x 1.50)

uPVC double glazed window to the rear elevation and radiator, wall mounted central heating boiler.

### SHOWER ROOM

Suite comprising low level w.c., wash hand basin, shower cubicle, tiled splashbacks, radiator and uPVC double glazed window to the side elevation.

### EXTERNALLY

To the rear is an enclosed yard with brick built storage.

### COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

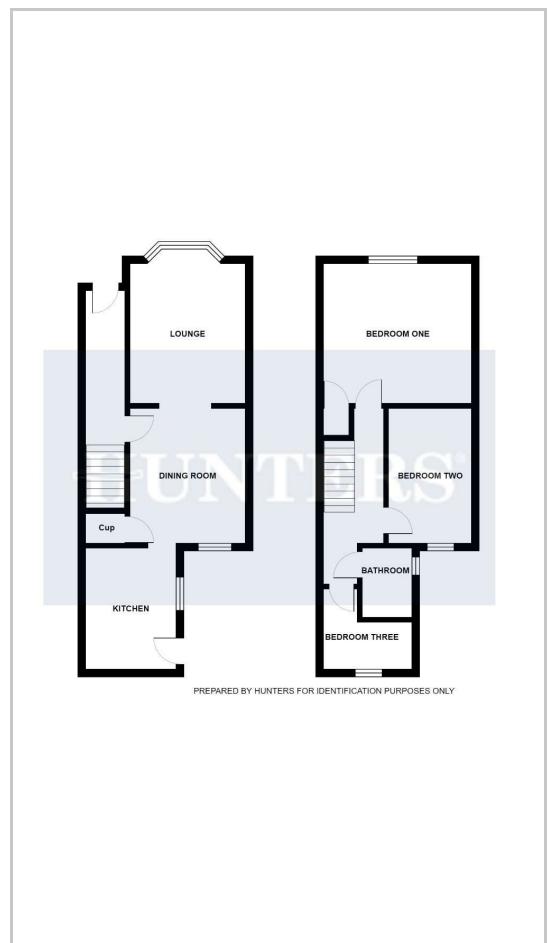
### TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

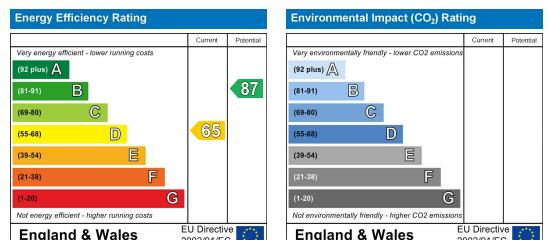
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.