



64 Grantley Street, Grantham

Guide Price £90,000

 **NEWTON FALLOWELL**

## 64 Grantley Street

Grantham, Grantham

Well-proportioned mid-terrace near Grantham centre and station. Two double bedrooms, versatile third room, cellar, courtyard garden, on-street permit parking. Ideal for owners or investors.

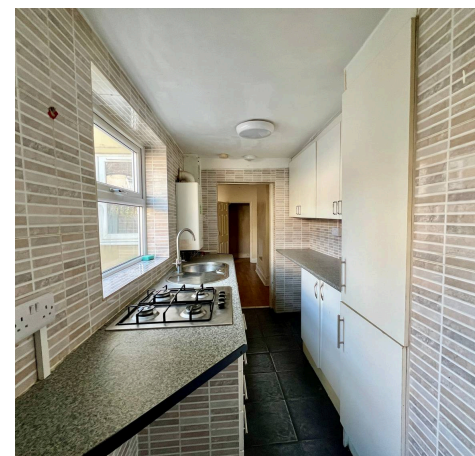
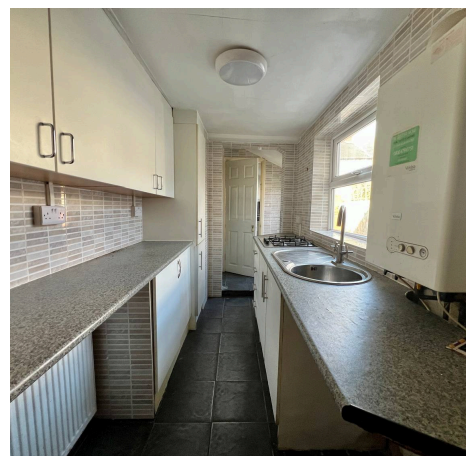
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- SPACIOUS TERRACED HOUSE
- TWO / THREE BEDROOMS
- GENEROUS CELLAR SPACE
- SHORT WALK TO GRANTHAM TOWN CENTRE
- NO ONWARD CHAIN
- COUNCIL TAX BAND: A
- LOUNGE + DINING ROOM
- ENCLOSED GARDEN
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'





## GRANTHAM

The property is situated within walking distance of the town and all amenities. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

### ENTRANCE HALL

### LOUNGE

11' 10" x 10' 9" (3.61m x 3.28m)

### DINING ROOM

14' 0" x 11' 11" (4.26m x 3.62m)

### KITCHEN

13' 1" x 5' 7" (3.98m x 1.71m)

### SHOWER ROOM

6' 3" x 5' 1" (1.90m x 1.54m)

### FIRST FLOOR LANDING

### BEDROOM ONE

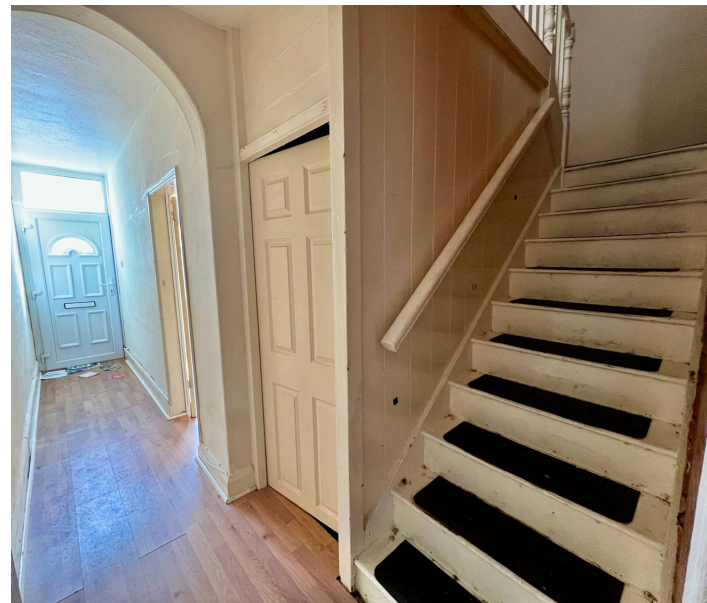
14' 0" x 11' 11" (4.26m x 3.63m)

### BEDROOM TWO

11' 11" x 14' 0" (3.63m x 4.26m)

### BEDROOM THREE

9' 11" x 5' 5" (3.03m x 1.66m)





#### **CELLAR**

11' 8" x 10' 4" (3.56m x 3.16m)

#### **SERVICES**

Mains water, electricity and drainage are connected.

#### **COUNCIL TAX**

The property is in Council Tax Band A.

#### **AGENTS NOTE**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### **NOTE**

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services. For more information please call in the office or telephone 01476 591900.





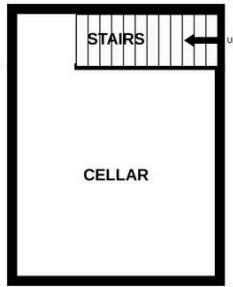
### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering





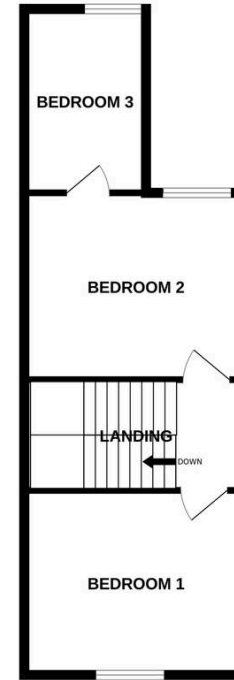
CELLAR



GROUND FLOOR



FIRST FLOOR



NEWTON FALLOWELL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Newton Fallowell Grantham

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