



16 Oxford Street, Grantham
£135,000

 **NEWTON FALLOWELL**

16 Oxford Street

Grantham, Grantham

Traditional terraced cottage near town centre with 2 bedrooms, attic room, modern kitchen, utility, ground floor bathroom, courtyard garden, gas heating, and double glazing. No onward chain.

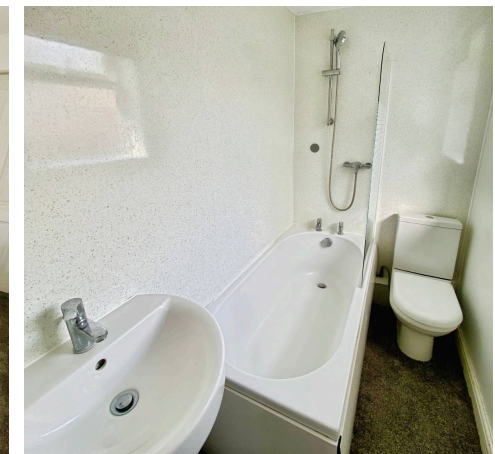
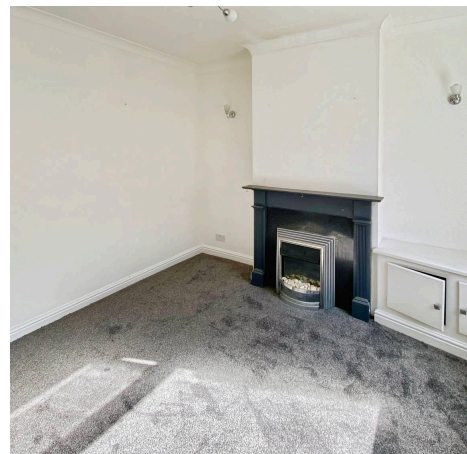
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Traditional Terraced Cottage
- Two First Floor Bedrooms
- Close to Town Centre
- Attic Room
- Sitting Room
- Ideal First Purchase
- Kitchen/Dining Room
- No Chain
- Utility and Bathroom/WC
- EPC Rating D





SITTING ROOM

11' 2" x 11' 8" (3.40m x 3.56m)

With Upvc entrance door and double glazed window to front elevation. Feature fireplace and radiator.

INNER LOBBY

Radiator and staircase off to first floor.

HALF CELLAR

Useful storage space with lighting.

KITCHEN / DINING ROOM

11' 2" x 11' 9" (3.40m x 3.58m)

Fitted with a range of base cupboards, working surfaces and wall cupboard. Stainless steel sink unit with mixer tap, integrated oven and hob with extractor over, and plumbing for automatic washers. Wall mounted gas fired combination boiler, double radiator. Upvc double glazed window to rear.

UTILITY ROOM

4' 10" x 14' 6" (1.47m x 4.42m)

Upvc double glazed window to side. Work surfaces with space below for automatic washer etc. Wall mounted gas fired combination boiler. External door to rear.

BATHROOM / WC

4' 1" x 6' 11" (1.24m x 2.11m)

Containing a suite of paneled bath with mains shower and glazed screen over, pedestal wash basin and low level WC. Upvc double glazed window to side, radiator and extractor fan.

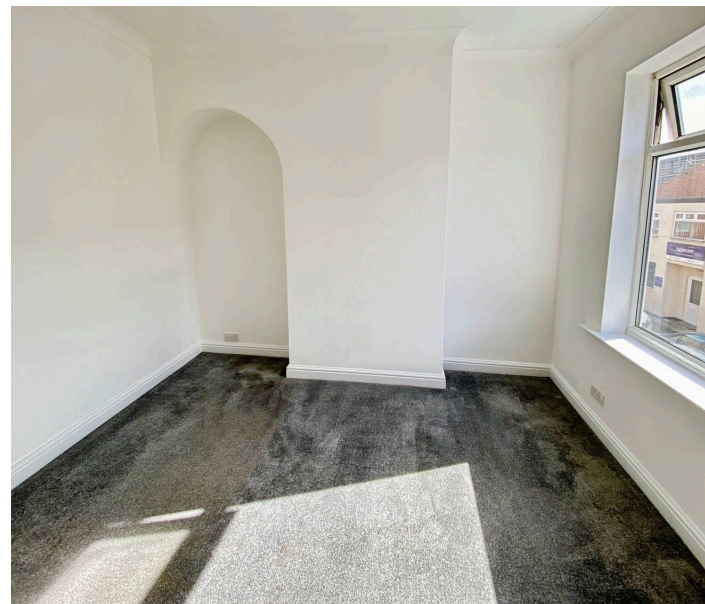
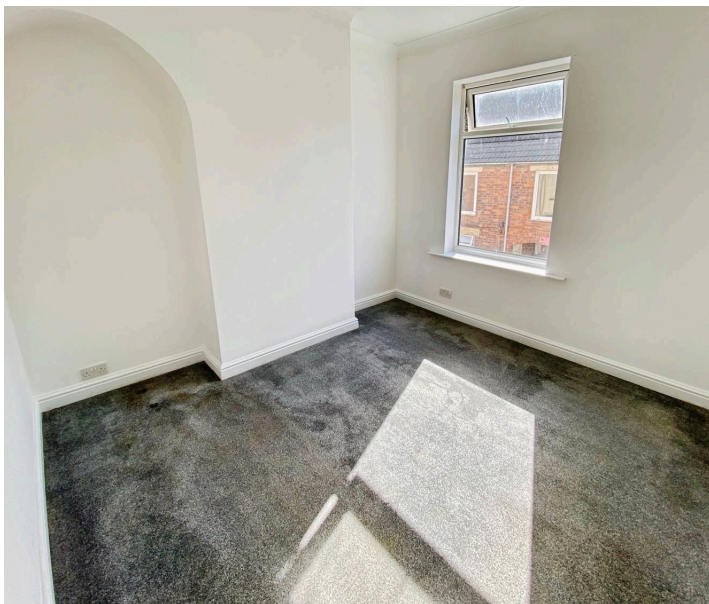
FIRST FLOOR LANDING

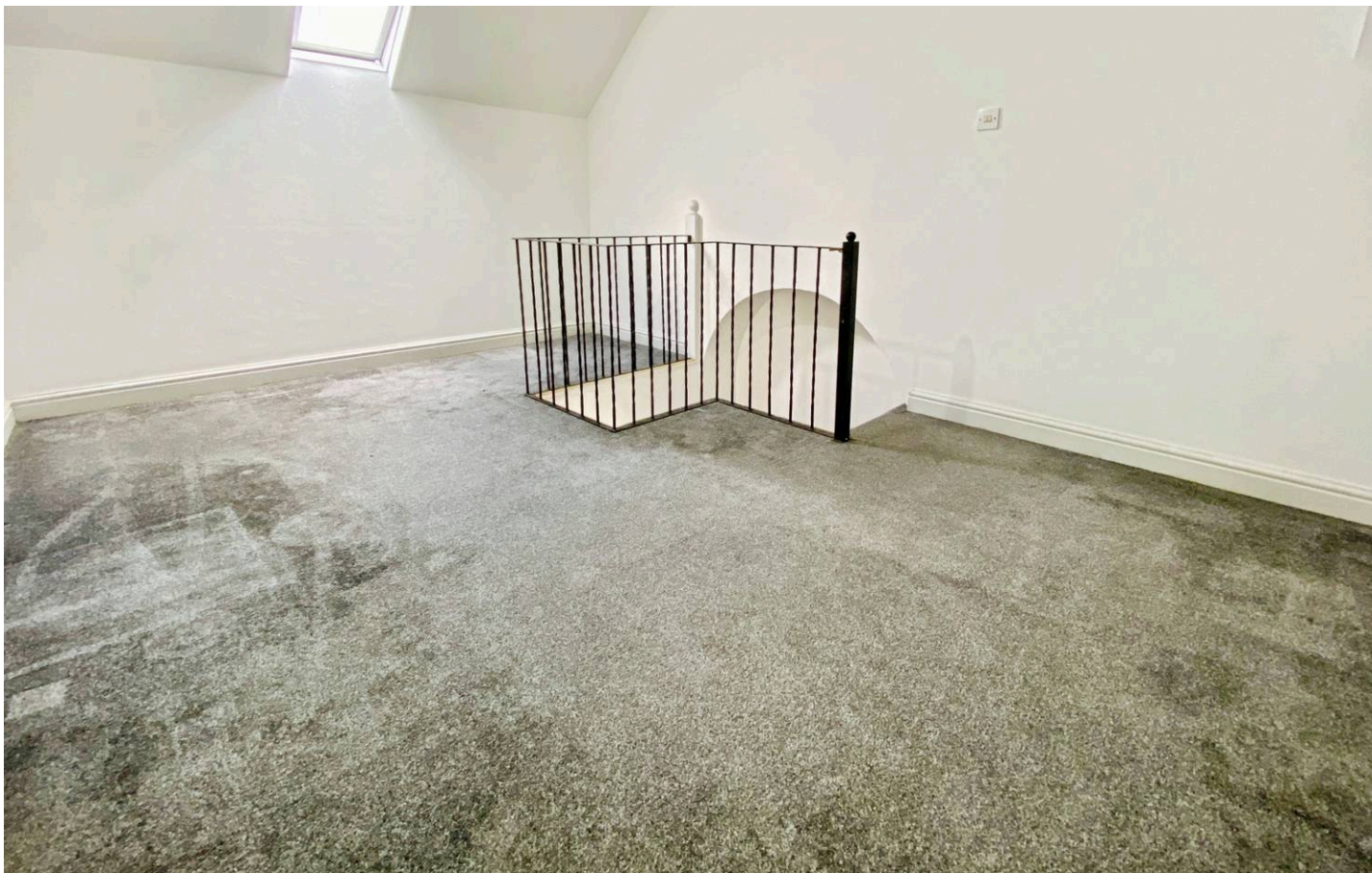
With staircase off to second floor.

BEDROOM ONE

10' 10" x 11' 10" (3.30m x 3.61m)

Upvc double glazed window to the front elevation and double radiator.





BEDROOM TWO

11' 1" x 11' 9" (3.38m x 3.58m)

Upvc double glazed window to rear and double radiator.

SECOND FLOOR

ATTIC ROOM

10' 5" x 16' 9" (3.18m x 5.11m)

Maximum measurements. Velux type window to the rear, double radiator. This room has been used by previous occupants as a third bedroom but may not have building regulations in place for this use.

SERVICES

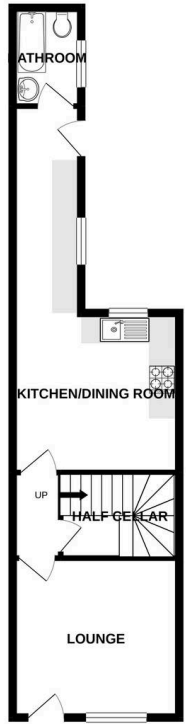
Mains gas, electricity, water and drainage are connected. Gas fired central heating is installed. We have not tested any of the services or appliances and prospective purchasers should rely on their own enquiries in this respect.

AGENTS NOTE

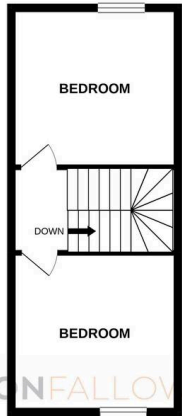
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and before a memorandum of sale can be issued. Newton Fallowell 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.



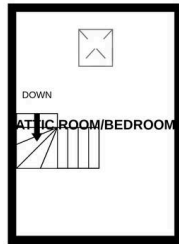
GROUND FLOOR



1ST FLOOR



2ND FLOOR



NEWTONFALLOWELL



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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