

FOR SALE

MARTIN&CO



Heron Drive, Gainsborough

3 Bedrooms, 2 Bathroom & GF W/C, Semi-detached house

Offers In Region Of £175,000

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3 Bedrooms, 2 Bathroom & GF W/C

Offers In Region Of £175,000

- NO ONWARD CHAIN
- Currently tenanted at £725 PCM
- Three bedroom semi-detached home
- Detached single garage
- Spacious lounge

No Onward Chain | Three Bedroom Semi-Detached Home | Three Storey Accommodation | En-Suite to Principal Bedroom | Garage | Currently Let at £725 PCM | Excellent Investment or Future Family Home

Martin & Co Gainsborough are delighted to present this well-proportioned three bedroom semi-detached home, offered to the market with no onward chain and occupying a popular residential position close to Gainsborough town centre, local schools, amenities and transport links.

Arranged over three floors, the property offers spacious and versatile accommodation comprising an inviting lounge, a well-appointed fitted kitchen and dining space, two bedrooms and a family bathroom to the first floor, together with an impressive principal bedroom occupying the entire second floor, benefiting from its own en-suite shower room.

Externally, the property enjoys gardens to both the front and rear, together with the added advantage of a detached single garage, providing valuable storage or off-road parking.

The property is currently tenanted, generating a rental income of £725 per calendar month, making it an attractive proposition for buy-to-let investors seeking an immediate income-producing asset.

Further benefits include gas central heating, uPVC double glazing and an EPC Rating of C.

Early viewing is highly recommended.







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Martin & Co Gainsborough

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.