

East Avenue, GRANTHAM NG31 7PW

william
h brown

welcome to

East Avenue, GRANTHAM

GUIDE PRICE OF £190,000 - £200,000 - 'NO CHAIN' - GREAT ACCESS TO THE TOWN CENTRE AND TRAIN STATION - Three bedroom family house with two reception rooms, kitchen with utility storage area and family bathroom. Call us now on 01476 566363 to arrange your viewing.













Entrance
The entrance hall has wood effect flooring, staircase to the first floor, window to the side aspect and a radiator.

Lounge
12' 4" x 11' 11" (3.76m x 3.63m)
With window to the front, radiator, wood affect flooring, archway leading to the dining room.

Dining Room
12' 1" x 8' 5" (3.68m x 2.57m)
With wood effect flooring, double doors leading to the garden, radiator.

Kitchen
9' 4" x 8' (2.84m x 2.44m)
Having a range of grey units at both floor and eye level with worktops over, built in electric oven, gas hob and extractor hood above. Stainless steel sink unit with a single drainer, built in dishwasher, space for a fridge freezer, tiles to the floor and the walls, window to the rear and back door leading to the garden.

Utility Storage Space
This conveniently created utility area has space for a washing machine, tumble dryer and also houses the boiler.

First Floor Landing
Landing area with a window to the side aspect, carpeted flooring, radiator. Hatch access to the loft, and a built in storage cupboard.

Bedroom One
10' 7" x 8' 3" (3.23m x 2.51m)
With a window to the rear aspect, wood effect flooring, radiator, and a built-in wardrobe.

Bedroom Two
11' 11" x 8' 7" (3.63m x 2.62m)
With a window to the front aspect, radiator, and carpet flooring.

Bedroom Three
8' 1" x 9' (2.46m x 2.74m)
With window to the front aspect, wood effect flooring, built-in storage cupboard, radiator.

Bathroom
8' 4" x 5' 5" (2.54m x 1.65m)
Family bathroom to include a bath with a shower over, vanity sink unit with cupboard beneath, low level wc, heater towel rail. Wood effect flooring, and windows to the front and side aspects.

Outside
Open to the front with gravel, perfect for pots and planters.
Side gate providing access rear of the property where there is a decking area. The garden is mainly laid to lawn, with a fence around. There is a small garage within the rear garden which is ideal for storage only, as not accessible for vehicles.

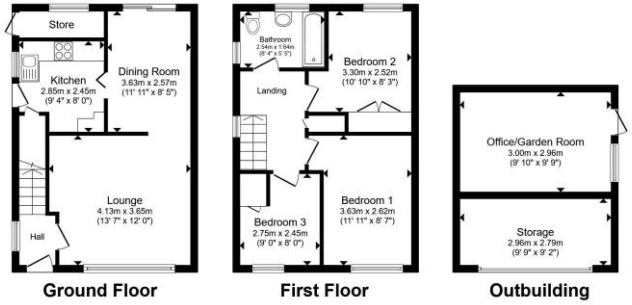
Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

East Avenue, GRANTHAM

- SPACIOUS FAMILY HOUSE
- LOUNGE AND SEPARATE DINING ROOM
- THREE BEDROOMS AND FAMILY BATHROOM
- LARGE REAR GARDEN
- GARAGE FOR STORAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: A



Total floor area 102.4 m² (1,102 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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guide price

£190,000 - £200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114423

The Property Ombudsman

Property Ref:
GST114423 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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