



41 Stuart Street, Grantham
£130,000

 **NEWTON FALLOWELL**

41 Stuart Street

Grantham, Grantham

Victorian 3-bed terrace in popular area, currently tenanted (£850pcm, 7.85% yield). Three floors, gas central heating, double glazing, courtyard garden, close to schools and amenities.

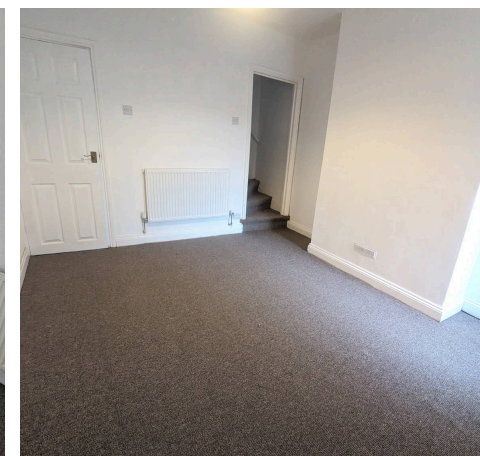
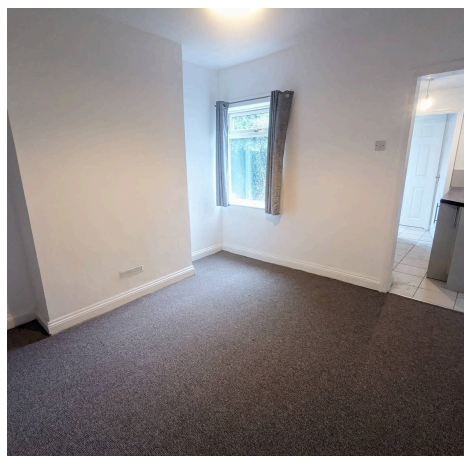
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Investors Only
- Ground Floor Bathroom
- Terraced House
- Three Bedrooms
- Popular Location
- Gas Central Heating
- Lounge and Dining Room
- Courtyard Garden
- Kitchen and Rear Lobby
- EPC Rating E





SITTING ROOM

10' 6" x 14' 6" (3.20m x 4.42m)

With uPVC half glazed entrance door, uPVC double glazed window to the front elevation, feature fireplace and radiator.

DINING ROOM

10' 6" x 11' 1" (3.20m x 3.37m)

With uPVC double glazed window to the rear elevation, radiator, staircase off to the first floor.

KITCHEN

6' 2" x 6' 6" (1.89m x 1.97m)

With uPVC double glazed window to the side elevation, a range of matching units comprising base cupboards, working surfaces and eye level units, inset stainless steel sink and drainer, integrated oven and hob, space and plumbing for washing machine, tiled floor.

REAR LOBBY

Having an external half glazed uPVC door to the courtyard, built-in cupboard housing the gas fired central heating boiler and tiled floor.

BATHROOM

5' 5" x 5' 9" (1.65m x 1.74m)

With uPVC obscure double glazed window to the side aspect, panelled bath with Triton electric shower over, pedestal wash basin and low level WC., fully tiled walls, radiator, tiled floor and Dimplex fan heater.

FIRST FLOOR LANDING

With staircase off to the second floor.

BEDROOM 1

10' 7" x 11' 4" (3.22m x 3.46m)

With uPVC double glazed window to the front elevation and radiator.





BEDROOM 2

7' 9" x 10' 5" (2.36m x 3.18m)

With uPVC double glazed window to the rear elevation and radiator.

SECOND FLOOR

BEDROOM 3

9' 5" x 17' 0" (2.88m x 5.19m)

Having Velux windows to front and rear roof slopes and radiator.

OUTSIDE

There is a south facing courtyard with paved seating area and gated access from Dudley Road.

NOTE

The images included within these particulars are from an earlier date and show the property when vacant. Decorative finishes and fixtures and fittings may vary from those shown.

AGENT'S 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.



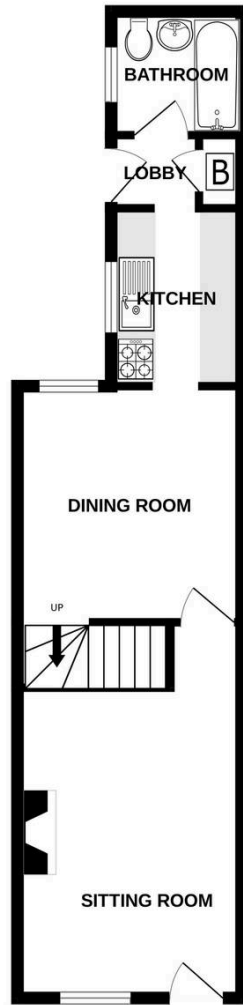


NOTE

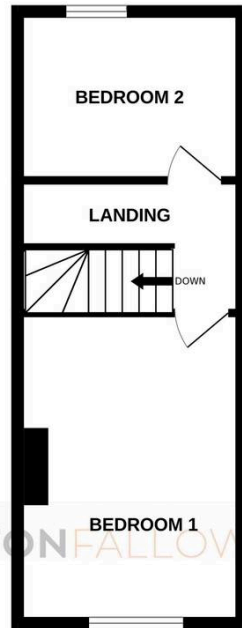
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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.



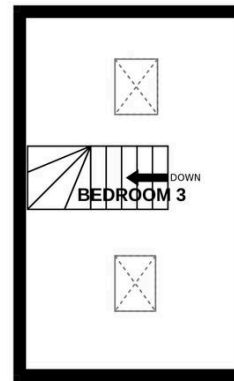
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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