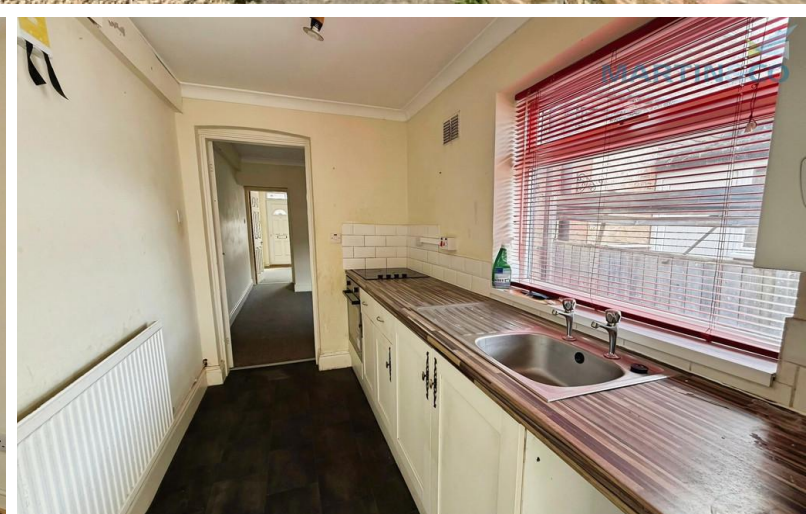


FOR SALE



Waterworks Street, Gainsborough

1 Bedroom, 1 Bathroom, Mid-terraced

Offers In Region Of £55,000

MARTIN&CO



**Waterworks Street,
Gainsborough**

1 Bedroom, 1 Bathroom

Offers In Region Of £55,000

- *****NO ONWARD CHAIN*****
- **1 Bedroom Mid-terrace House**
- **Enclosed rear yard**
- **Useful top floor attic room & ground floor store room**
- **Gas central heating & UPVC**



ONE BEDROOM PLUS ATTIC ROOM | MID-TERRACE HOUSE | MODERN KITCHEN | TWO RECEPTION ROOMS | GAS CENTRAL HEATING | UPVC DOUBLE GLAZING | REAR YARD | COUNCIL TAX BAND A | EPC D | *NO ONWARD CHAIN*****

An appealing traditional mid-terrace property situated within an established residential area of Gainsborough, offering well-proportioned accommodation arranged over two floors together with a useful attic room.

The property would make an excellent opportunity for a first-time buyer, investor or purchaser looking for a property with additional flexible living or storage space.

The ground floor provides a welcoming lounge, with a separate dining room providing useful additional reception space. To the rear is a modern fitted kitchen, offering a practical and well-equipped space for everyday use.

To the first floor there is a double bedroom, a bathroom and a useful store room. The property also benefits from an attic room, providing valuable additional space which could be used for a variety of purposes, subject to any necessary consents and regulations.

Externally, the property has a rear enclosed yard, providing a low-maintenance outdoor area.

Further benefits include gas central heating and UPVC double glazing.

Located within an established residential area of Gainsborough, the property is conveniently positioned for access to local amenities, shops, schools and transport links, making it a practical choice for both owner-occupiers and investors.



Tenure: FREEHOLD
Council Tax: Band A
EPC: D

Viewing is recommended to appreciate the accommodation, layout and additional attic space on offer.





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Martin & Co Gainsborough

Marshall Yard • Beaumont Street • Gainsborough • DN21 2NA

T: 01427 611833 • E: gainsborough@martinco.com

01427 611833

<http://www.martinco.com>



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.