

133 Dudley Road, Grantham

£120,000

NEWTON FALLOWELL

133 Dudley Road

Grantham

Well presented end-terrace near Grantham centre. Offers lounge, dining room, kitchen, 2 double bedrooms, bathroom, uPVC double glazing, gas heating, and enclosed rear courtyard garden.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two Bedroom End-Terraced House
- Lounge, Diner & Kitchen
- Attention Investors & First Time Buyers
- Enclosed Courtyard Garden
- Two Generous Bedrooms
- Close To Local Amenities
- No Onward Chain
- EPC Rating: D
- Call Now For A Viewing!
- Viewing Highly Advised

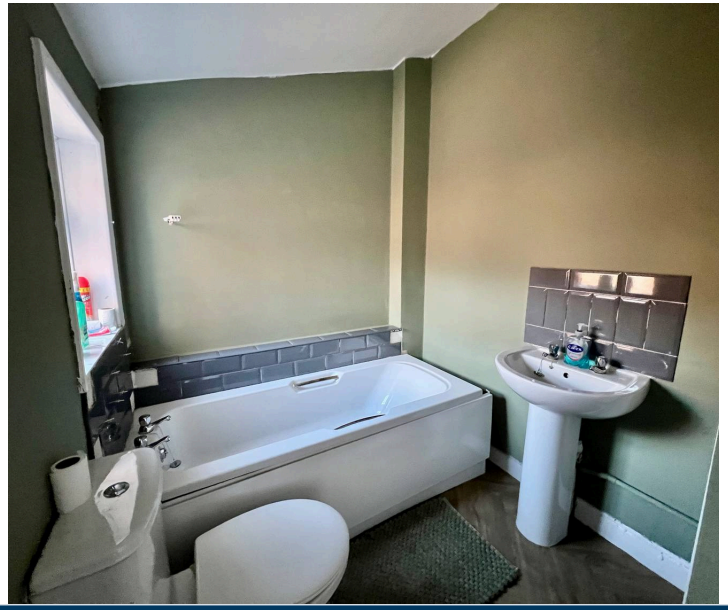














GRANTHAM

The property is situated close to the town with all its amenities and the railway station. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

LOUNGE

9' 7" x 9' 9" (2.93m x 2.98m)

With uPVC double glazed window to the front aspect, part glazed entrance door with transom window over, laminate flooring, meter cupboard, radiator and television point.

LOBBY

With under stairs storage cupboard.

DINING ROOM

9' 11" x 9' 1" (3.02m x 2.76m)

With uPVC double glazed window to the rear aspect, radiator and laminate flooring, stairs rising to the first floor landing.

KITCHEN

6' 6" x 6' 3" (1.98m x 1.91m)

With uPVC double glazed window to the side aspect, part glazed door to the side aspect, eye and base level units with inset stainless steel sink and drainer, tiled splashbacks, space for electric cooker with extractor over, space for under counter appliances, space and plumbing for washing machine, vinyl flooring.

FIRST FLOOR LANDING

BEDROOM 1

13' 3" x 9' 7" (4.04m x 2.91m)







BATHROOM

6' 6" x 6' 3" (1.98m x 1.91m)

Having uPVC obscure double glazed window to the side aspect, panelled bath with electric shower over, pedestal wash basin and low level WC., radiator and vinyl flooring.

BEDROOM 2

10' 1" x 9' 11" (3.08m x 3.01m)

With uPVC double glazed window to the front aspect, fitted wardrobe cupboard, radiator.

OUTSIDE

A shared passageway to the side leads to a timber gate leading to an enclosed courtyard style garden with brick walls to the boundaries and a brick outbuilding.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street continue proceeding south on to St Peters Hill taking the left turn on to St Catherines and right on to Dudley Road itself. The property is on the left-hand side. Alternatively, continue along London Road taking the left turn at the traffic lights adjacent to McDonalds onto Bridge End Road (A52). Take the left turn onto Harrowby Road, left onto Bridge Street and right onto Dudley Road. The property is on the right.

AGENTS 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. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider.



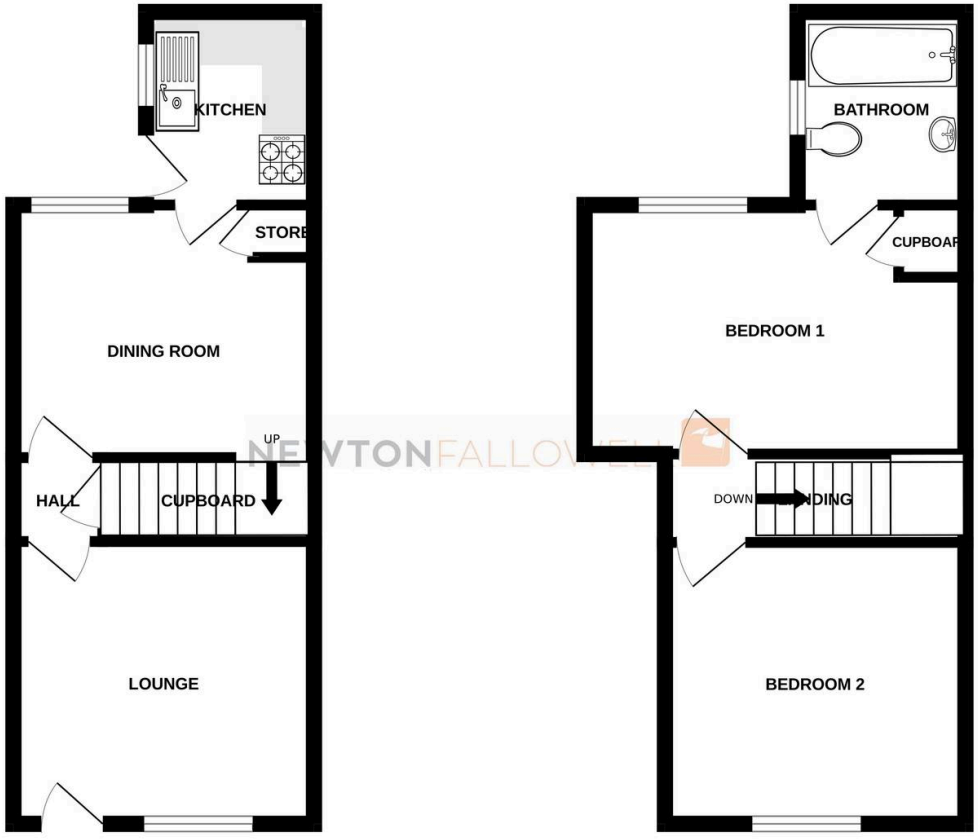






GROUND FLOOR

1ST FLOOR



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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Newton Fallowell Grantham

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