




william
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for sale
Grantham
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Ambergate Walk, Grantham NG31 7PY


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welcome to

Ambergate Walk, Grantham

Great mid-Terraced house close to some local amenities and with good access to the A1 and A52. In need of some modernisation this property offers a good sized lounge, kitchen, conservatory, three bedrooms and wetroom. Benefitting from off road parking to the front. Viewing highly recommended.



Entrance

Entering the property through a part-glazed door into the entrance area, with a window to the front aspect.

Lounge

19' 8" x 9' 10" (5.99m x 3.00m)

With a window to the front aspect, laminate flooring and two radiators.

Kitchen

15' 2" x 11' (4.62m x 3.35m)

With wood units to both the floor and eye level with worktops over, vinyl flooring, tiling to the walls, space for an oven, fridge freezer, washing machine and dishwasher.

Conservatory

18' 3" x 9' 6" (5.56m x 2.90m)

With two windows to the rear aspect, vinyl flooring, radiator and door leading out to the rear garden.

First Floor Landing

With hatch access to the loft and doors leading into the bedrooms and wetroom.

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

With a window to the front aspect, floorboards, radiator and the boiler (Vendor advises does not work).

Bedroom Two

8' 7" x 8' 6" (2.62m x 2.59m)

With a window to the rear aspect, built-in wardrobe, wood flooring and radiator.

Bedroom Three

10' 9" x 6' 4" (3.28m x 1.93m)

With a window to the front aspect, and wood flooring.

Wetroom

With a window to the rear aspect, shower, wash hand basin, low level WC, and tiling to the walls.

General Description Outside

Approaching the property to the front which benefits from off-road parking.

The rear garden features a patio area, trees, a shed, gate leading to the rear passage, walls to the sides and rear (which is in need of repair).

Agents Note:

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved'.

Further Notes:

The property benefits from solar panels (which are leased but with no costs involved).

"We are advised that the Solar Panels at this property are Leased on a 25 year lease, prospective buyers must satisfy themselves regarding this, further details upon request"



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welcome to

Ambergate Walk, Grantham

- Mid-Terraced House
- In Need of Some Modernisation
- Conservatory
- Three Bedrooms
- Off-Road Parking to the Front

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

£120,000



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.localagent.com



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Property Ref:
GST113439 - 0005

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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