

Buy. Sell. Rent. Let.



The Avenue, Gainsborough. DN21 1EH



When it comes to
property it must be


lovelle



£179,000



Key Features

- FOUR BEDROOM
- END-TERRACE
- GARAGE
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- CALL NOW TO VIEW
- EPC RATING C
- TENURE: FREEHOLD



FOUR BEDROOM / SEMI-DETACHED / OFF-ROAD PARKING / GARAGE / GENEROUS REAR GARDEN / ENSUITE TO MASTER BEDROOM / COUNCIL TAX BAND C / CALL NOW TO VIEW /

Entrance

Enter Via composite door into entrance hall with stairs to first floor accommodation, radiator and doors to lounge diner, kitchen and cloakroom.

Kitchen

3.27m x 2.47m (10'8" x 8'1")

Fitted kitchen comprising of; wall and base units, stainless steel sink with drainer and mixer tap, electric oven with gas hob and extractor over, space for fridge freezer and washing machine, radiator, slate flooring, and bay window to the front aspect.

Cloakroom

1.72m x 0.86m (5'7" x 2'10")

Two-piece suite comprising of; low-level wc, handwash basin, and radiator.

Lounge diner

4.97m x 3.55m (16'4" x 11'7")

Laminate flooring, radiators, French doors to the rear garden, and door to understairs storage cupboard.

Frist Floor Accommodation

Landing

Fitted carpet, radiator, and doors to three bedrooms, bathroom, storage cupboard housing tank, and stairs to second-floor accommodation.

Bedroom Two

4.47m x 2.54m (14'8" x 8'4")

Window to the front aspect, radiator, fitted carpet.

bedroom three

2.53m x 3.69m (8'4" x 12'1")

Window to the rear aspect, radiator, fitted carpet.

Bedroom Four

2.65m x 1.92m (8'8" x 6'4")

Window to the front aspect, radiator, and fitted carpet.

Bathroom

1.69m x 1.92m (5'6" x 6'4")

Three-piece suite comprising of; a bath with overhead shower, low-level WC, handwash basin, radiator, part tiled walls, vinyl, and window to the rear aspect.

Second floor Accommodation

Bedroom One

4.56m x 4.93m (15'0" x 16'2")

Window to the front aspect, loft access, over-stairs storage cupboard, fitted, radiator, fitted carpet, and archway opening to dressing area.

Dressing Area

1.91m x 2.78m (6'4" x 9'1")

Velux window, radiator, fitted carpet and door to en-suite.

En-suite

1.67m x 1.91m (5'6" x 6'4")

Three-piece suite comprising of; shower cubicle, low level WC, handwash basin, radiator, fitted carpet, and Velux window.

Outside

To the front of the property is a hard-standing buffer garden with access to the rear garden and a path leading to the front door.

To the rear of the property is a low-maintenance garden.

TENURE

The tenure of this property is Freehold.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

LOCAL AUTHORITY

This property falls within the geographical area of West Lindsey Council - 01427 676676.
<https://www.west-lindsey.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01427 614018.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation.

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE & SOLICITORS

Lovelle Estate Agency 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 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 if you use their services.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



When it comes to
property it must be


01427614018

gainsborough@lovelle.co.uk