



6b Avenue Road, Grantham

£85,000 Leasehold

Character Property · Modern Dimplex Quantum Storage Heaters · 9ft Coved Ceilings · Ample Parking Options Are Available Locally ·
One Double Bedroom · Generous Lounge / Diner · Close To Local Amenities · 600 Square Foot Of Accommodation





ENTRANCE HALL

W/C

3' 1" x 5' 11" (0.95m x 1.81m)

BATHROOM

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

KITCHEN

6' 10" x 11' 1" (2.08m x 3.37m)

LOUNGE

14' 10" x 14' 11" (4.53m x 4.55m)

BEDROOM ONE

14' 11" x 8' 5" (4.54m x 2.57m)

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COMMUNAL COURTYARD GARDEN

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.

NOTE



A spacious top-floor apartment ideally positioned on Avenue Road in the heart of the town centre, offering convenient access to a wide range of local amenities. This well-presented property features a welcoming entrance hall leading to a modern bathroom with a separate W/C, enhancing practicality for everyday living.

The kitchen is fitted with a built-in hob and extractor fan, along with plumbing for a washing machine and space for an under-counter fridge, making it both functional and efficient. The generous lounge and dining area provides a comfortable and versatile living space, complete with an electric fireplace for added warmth and character.

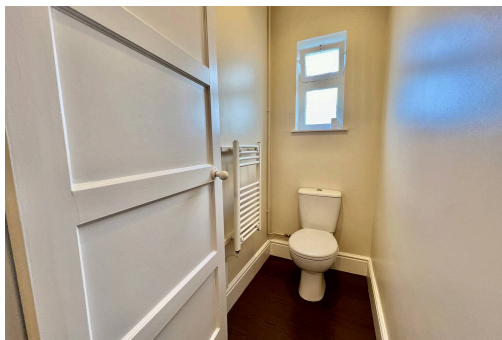
An inner hallway leads through to a well-proportioned primary bedroom, offering a quiet and private retreat. Externally, residents benefit from a shared, low-maintenance walled garden to the rear, which has been recently re-landscaped to create an attractive courtyard-style outdoor space.

Located within easy walking distance of Grantham town centre, this property is perfectly suited for first-time buyers seeking a central home, or investors looking for a strong rental opportunity.

Council Tax band: A

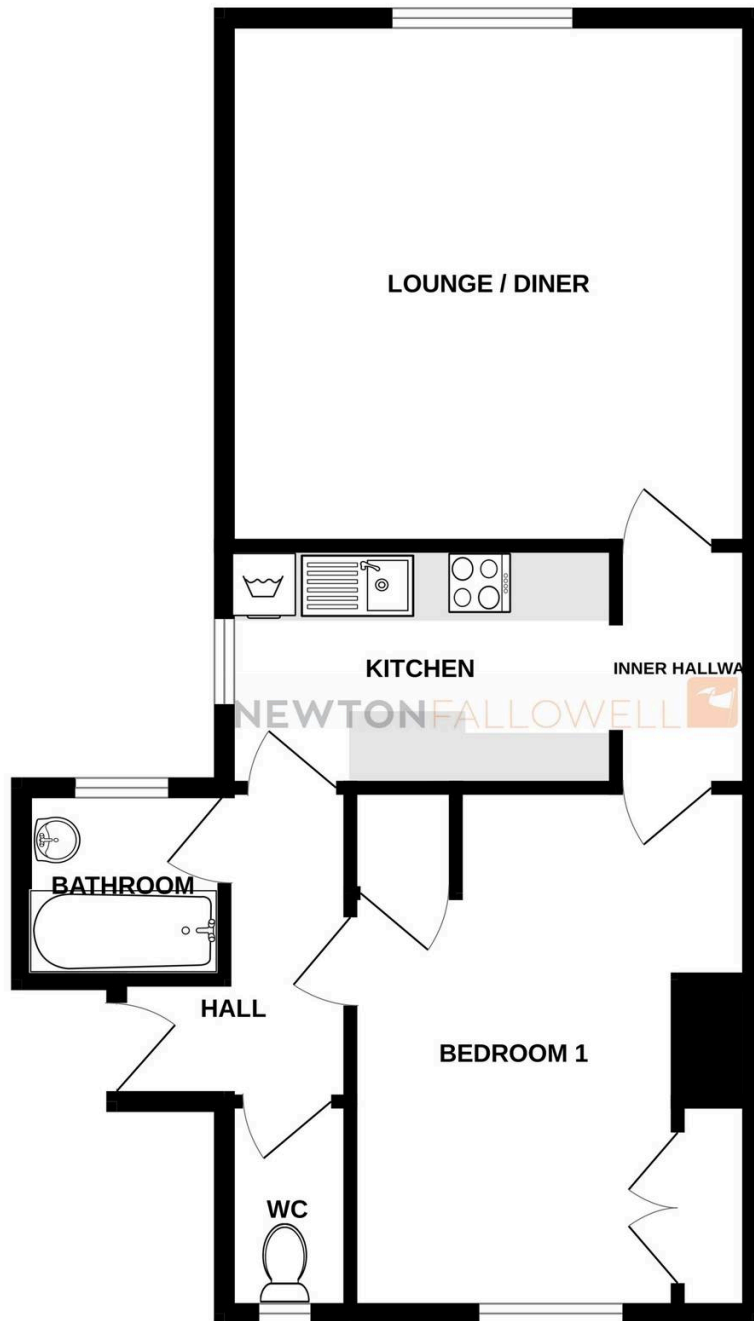


- Character Property
- Modern Dimplex Quantum Storage Heaters
- 9ft Coved Ceilings
- Ample Parking Options Are Available Locally
- One Double Bedroom
- Generous Lounge / Diner
- Close To Local Amenities
- 600 Square Foot Of Accommodation
- Shared Courtyard
- Council Tax Band: A





GROUND 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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