



Avenue Road, Grantham



- Character Property
- Spacious Rooms Throughout
- One Double Bedroom
- Generous Lounge / Diner
- Well-Presented Throughout
- Close To Local Amenities
- Leasehold
- EPC rating D



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.



## GRANTHAM

There is a charming selection of tea rooms, cafes, restaurants, traditional style pubs and a great choice of supermarkets. Oldrids Downtown is a very popular superstore and garden centre at the edge of town just off the A1. Next to Belton Woods Hotel is Belton Garden Centre, which boasts a very successful café/restaurant. Premier Court is situated within the town, very close to Asda and Lidl are within level walking distance.

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.

### ENTRANCE HALL

#### W/C

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

#### BATHROOM

1.74m x 1.65m (5'8" x 5'5")

#### KITCHEN

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

#### LOUNGE

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

#### BEDROOM ONE

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



## COMMUNAL COURTYARD GARDEN

## COUNCIL TAX BAND

The property is in Council Tax Band A.

## 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.

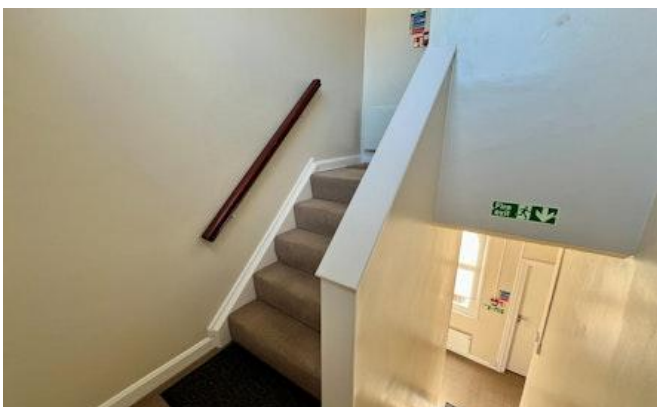
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

## NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

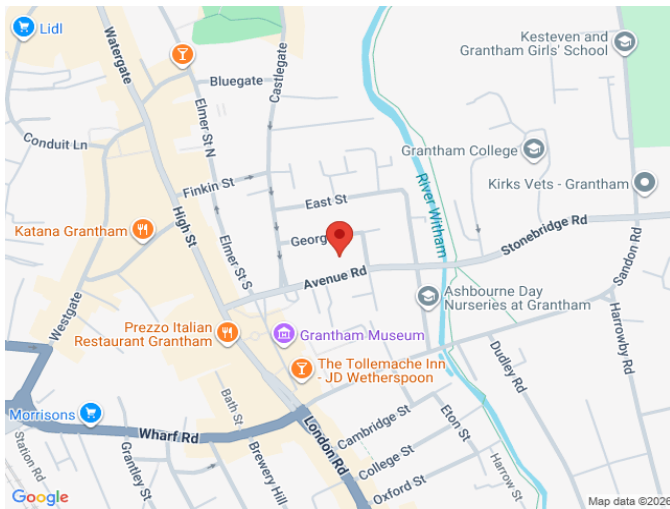
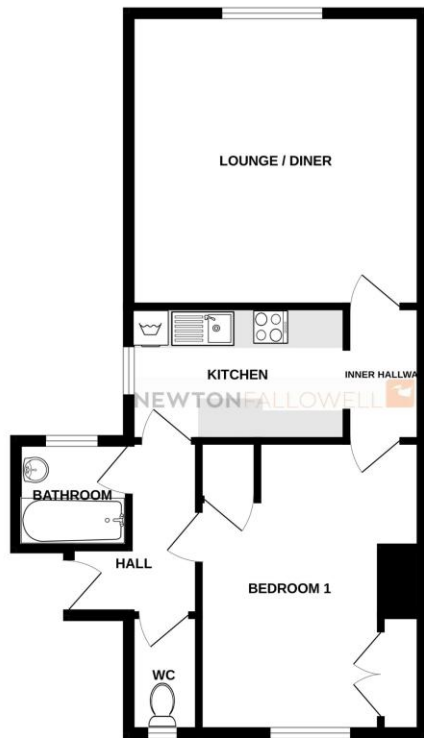
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.



# Floorplan

GROUND FLOOR



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