



## Balfour Street

Gainsborough, DN21 2LF

Offers Over £125,000



The property is situated on Balfour Street, Gainsborough being a popular and well positioned street in the heart of this traditional Lincolnshire market town, close to the town centre and its current significant improvement works, including new Cinema complex and restaurants. The English Heritage site of The Old Hall is within 50 yards, and Gainsborough itself offers a multitude of retail and leisure facilities, along with excellent access to the surrounding towns of Retford and Scunthorpe, and Cities of Doncaster and Lincoln.



## ACCOMMODATION

A wonderful opportunity to acquire this traditionally constructed semi detached house, having undergone a scheme of renovation and improvement works throughout by the current owner, and now let on a 3 year lease commencing on 10/06/2024 at £925pcm (£11,100 per annum). Ideal for the investor market, this is a 'ready to go' investment with significant yield.

ENTRANCE HALLWAY

LOUNGE

DINING ROOM

KITCHEN

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNALLY

Front and rear gardens.

## AGENTS NOTE

Please be advised that the internal photographs provided were taken prior to the commencement of the lease agreement.

## COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

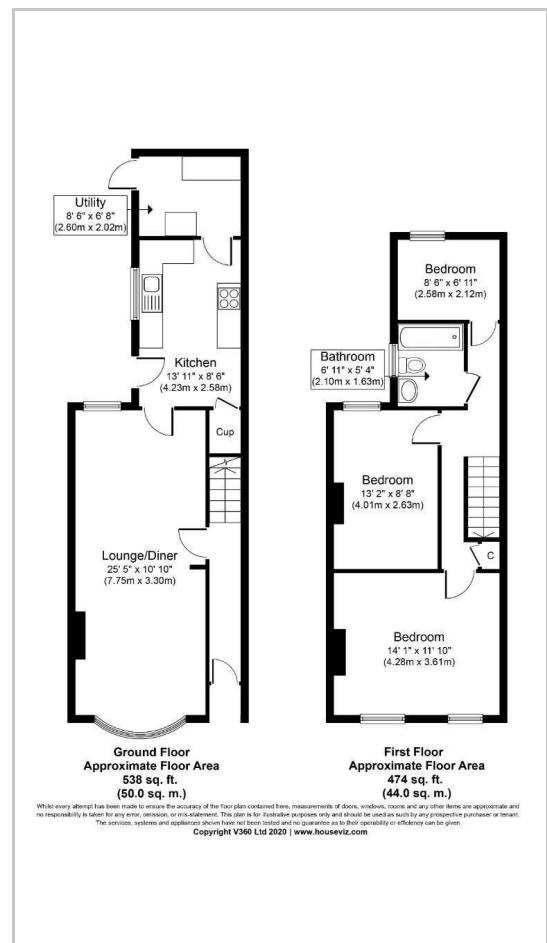
## TENURE

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted'

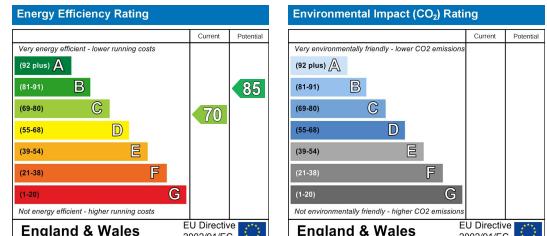
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.