HUNTERS®

HERE TO GET *you* THERE

Balfour Street

Gainsborough, DN21 2LF

£109,950

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Hunters are pleased to offer a traditional three bedroom semi-detached property situated in a pleasant residential area of Gainsborough, ideally located for the various schools including the highly regarded Queen Elizabeth High School, shops and amenities and close to Gainsborough Old Hall.

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ACCOMMODATION
Entrance porch with entrance door leading into:

ENTRANCE HALLWAY
Stairs rising to first floor accommodation. Doors giving access to:

LOUNGE 13'9 x 10'1 (4.19m x 3.07m)
Double glazed bay window to the front elevation, electric wall mounted radiator, open fire with tiled hearth, surround and mantle. Understairs storage cupboard.

DINING ROOM 13'5 x 12'4 (4.09m x 3.76m)
Double glazed window to the rear elevation, electric wall mounted radiator, open fire.

KITCHEN 11'7 x 7'0 (3.53m x 2.13m)
Double glazed window to the side elevation, electric wall mounted radiator, floor and wall level units with inset stainless steel sink and drainer unit, space for electric cooker, washer, fridge and freezer.

FIRST FLOOR LANDING

BEDROOM ONE 13'5 x 12'0 (4.09m x 3.66m)
Double glazed window to the front elevation.

BEDROOM TWO 10'8 x 7'3 (3.25m x 2.21m)
Double glazed window to the rear elevation.

BEDDROOM THREE 11'7 x 7'1 (3.53m x 2.16m)
Double glazed window to the side elevation.

FAMILY BATHROOM
Double glazed window to the side elevation, suite comprising low level flush w.c, wash hand basin and panel sided bath, partially tiled walls and storage.

EXTERNALLY
To the front is a buffer garden and to the rear an enclosed garden with lawned area, hard standing for timber shed and range of brick built outbuildings.

TENURE - Freehold

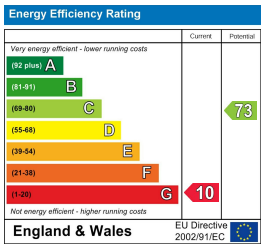
COUNCIL TAX
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

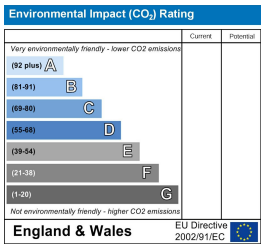
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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.

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