

Tyndal Road, GRANTHAM NG31 8AH

william
h brown

welcome to

Tyndal Road, GRANTHAM

Traditional terrace home with plenty of space? This well-presented property offers two reception rooms, modern fitted kitchen, two generous bedrooms and a stylish first-floor bathroom. Having a useful cellar and outbuildings. Ideally situated in a great location close to local amenities.













Lounge
11' 7" x 11' 2" Widest Point (3.53m x 3.40m Widest Point)
Access to the property is through a UPVC half-obscured double-glazed door into the Lounge, with a UPVC double glazed window to the front, radiator, and feature open grate fireplace.

Inner Hallway
Stairs to the first floor, and a door gives access to a half cellar with power and lighting.

Dining Room
11' 2" x 11' 7" (3.40m x 3.53m)
Having a window to the rear aspect and double radiator.

Kitchen
9' x 6' 2" (2.74m x 1.88m)
Having a window to side aspect, UPVC half obscured double glazed door to gardens, modern work surface with a black sink and drainer, high gloss cupboards and drawers provide storage to the baseline with matching cupboards to the eye line, a single electric oven, electric induction hob and extractor fan above, with space and plumbing for washing machine and space for under counter fridge.

First Floor Landing
With a loft hatch into the roof void above.

Bedroom One
11' 3" Widest Point x 11' 7" (3.43m Widest Point x 3.53m)
Having a window to front aspect and double radiator.

Bedroom Two
11' x 7' 11" (3.35m x 2.41m)
Having a window to the rear aspect and a single radiator.

Family Bathroom
9' x 5' 4" (2.74m x 1.63m)
Having an obscured window to the rear aspect, chrome heated towel radiator and a three-piece white suite comprising of low-level WC, hand wash basin and a panelled bath with shower over. Double doors give access to the airing cupboard housing a hot water tank and shelving for storage.

Description Outside
To the rear there is an arrangement of outbuildings. There is an enclosed courtyard, with outside lighting, with a gate giving access to the right of way. Steps lead up to a 2nd tier garden.

Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Tyndal Road, GRANTHAM

- VERY WELL PRESENTED TRADITIONAL TERRACE HOUSE
- TWO RECEPTION ROOMS
- TWO GOOD SIZE BEDROOMS
- UPSTAIRS FAMILY BATHROOM
- RANGE OF OUTBUILDINGS

Tenure: Freehold EPC Rating: C
Council Tax Band: A



Total floor area 76.9 m² (828 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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£155,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114471 - 0010

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