



9 Westbourne Place, Grantham
£130,000

 **NEWTON FALLOWELL**

9 Westbourne Place

Grantham

Charming 2-bed period mid-terrace near Grantham centre. Features lounge, dining room, extended kitchen, long private garden with sun terrace and BBQ. Close to station and A1.

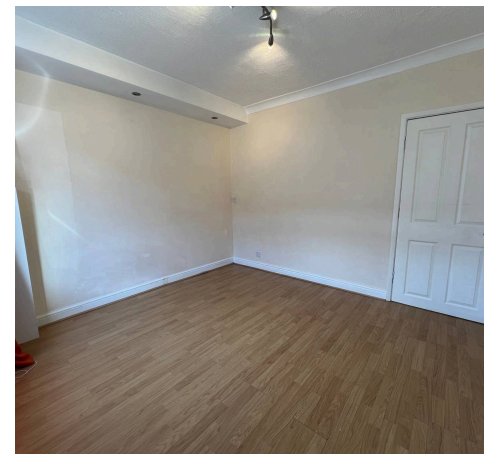
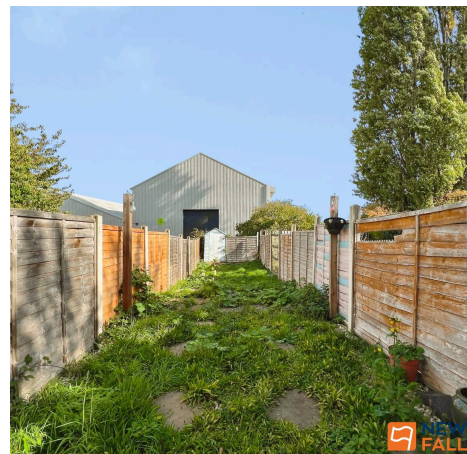
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain!
- Short Walk To Grantham Town Centre
- Attention First Time Buyers / Investors
- Kitchen / Breakfast Room
- Well-Presented Accommodation
- Two Bedrooms
- Family Bathroom
- Lounge + Dining Room
- Fantastic Links To Grantham Station / A1





GRANTHAM

The property is within walking distance of local amenities, the town centre and railway station. 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. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

LOUNGE

10' 10" x 10' 9" (3.31m x 3.28m)

DINING ROOM

10' 8" x 10' 6" (3.26m x 3.20m)

KITCHEN

7' 11" x 5' 10" (2.41m x 1.78m)

BREAKFAST AREA

4' 0" x 8' 10" (1.21m x 2.69m)

LANDING

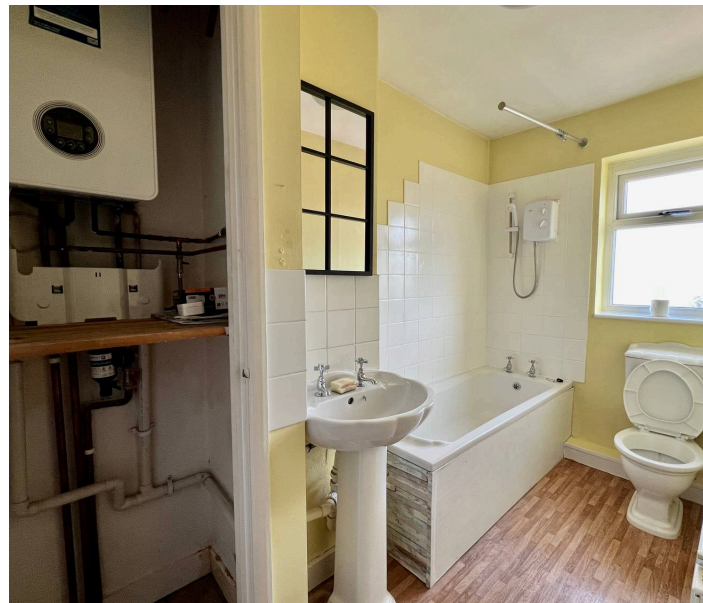
BEDROOM ONE

10' 11" x 10' 10" (3.34m x 3.31m)

BEDROOM TWO

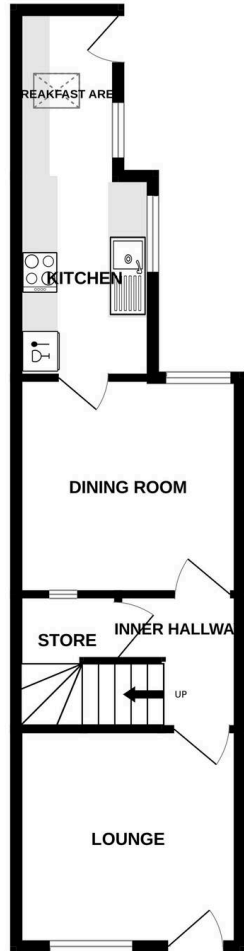
FAMILY BATHROOM

10' 5" x 5' 1" (3.17m x 1.54m)

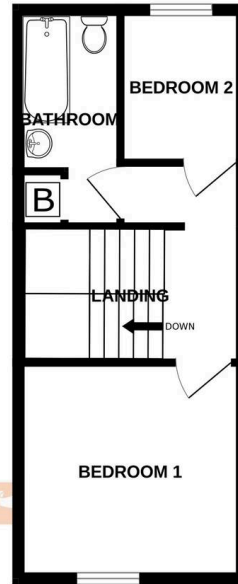




GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

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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