



**Harrowby Road
Grantham, NG31 9DY**

Guide Price £160,000

GGO
GetAnOffer



MAIN FEATURES:

- Well Presented Mid Terrace House
- Modern Refitted Kitchen
- Lounge & Separate Dining Room
- Two Double Bedrooms
- Modern Refitted Shower Room/WC
- Good Size Low Maintenance Rear Garden
- Landlords Only - Paying Tenant in Situ

An excellent opportunity to acquire this well-presented mid-terrace house, situated on the popular Harrowby Road in Grantham. Offered exclusively to landlords, the property benefits from a reliable paying tenant already in occupation, providing an immediate rental income. The accommodation has undergone an extensive refurbishment and has been finished to a high standard throughout. The ground floor comprises a welcoming lounge, separate dining room and a modern refitted kitchen featuring contemporary units and fittings. To the first floor are two well-proportioned bedrooms and a stylish modern refitted bathroom. Externally, the property enjoys a good-sized, low-maintenance rear garden, ideal for tenants seeking outdoor space without the upkeep. Harrowby Road is conveniently located close to local shops, schools, supermarkets and everyday amenities, with Grantham town centre and railway station easily accessible. Grantham offers excellent transport links, including direct rail services to London.



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). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.
 For further information contact us:
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We're Open:
 8am – 8pm 7 days a week

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