



Connells

Oxford Street
Grantham



Property Description

Connells are delighted to bring to the market this one bedroom flat situated within short walk of Grantham town centre.

The home comprises of a good size bedroom to the front of the property. A generous lounge/diner, providing a versatile living and dining space with room to relax and entertain. From here, the property flows through to a separate kitchen, offering practical worktop space and storage, with access through to the shower room.

Externally, To the rear there is a low maintenance courtyard style garden.

Early viewing is recommended to avoid disappointed.

Excellent opportunity for those seeking a manageable home or a rental investment.

Agent 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.

Ground Floor

Bedroom

With a window to the front, carpet, door

leading to the lounge/diner.

Lounge/Diner

With a window to the rear, door leading to the kitchen, storage cupboard, radiator.

Kitchen

With a window to the side, built in oven with electric hob.

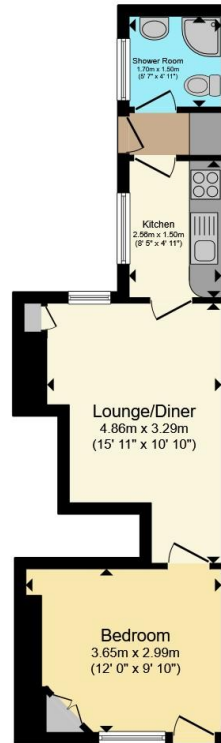
Shower Room

Double glazed window to the side, W.C, wash hand basin, shower cubicle.









Total floor area 34.2 m² (368 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

Connells

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/GRM309389

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: GRM309389 - 0005