



**Grantley Street
Grantham, NG31 6BL**

Guide Price £120,000

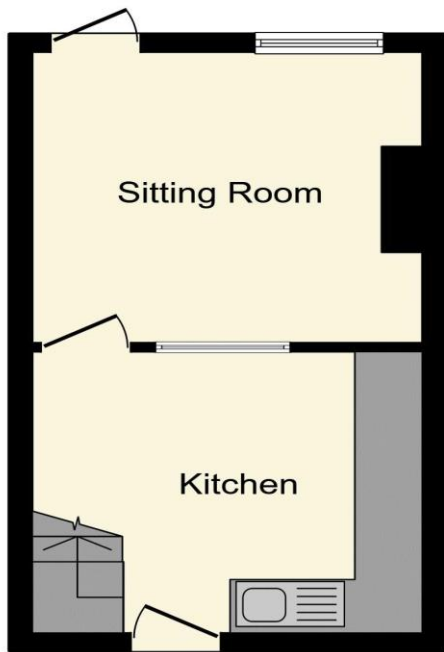
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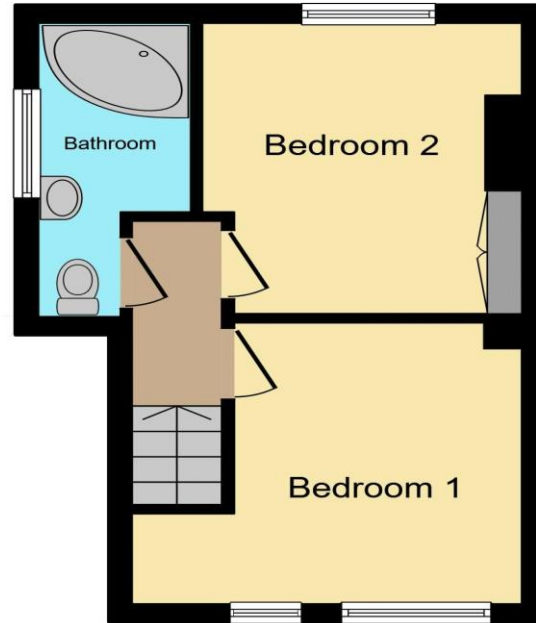
MAIN FEATURES:

- Well Presented Mid Terrace House
 - Modern Refitted Kitchen/Breakfast Room
 - Lounge
 - Two Bedrooms & Modern Refitted Shower Room/WC
 - Landlords Only - Paying Tenant in Situ
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An excellent opportunity for landlords and investors to acquire this well-presented mid-terrace property, offered for sale with a reliable tenant already in situ, providing an immediate rental income from day one. The accommodation comprises a welcoming lounge, a modern refitted kitchen/breakfast room fitted with contemporary units and ample dining space, two well-proportioned bedrooms, and a stylish modern refitted shower room/WC. The property has been well maintained throughout and offers comfortable, practical living accommodation that continues to appeal to tenants. Grantley Street is conveniently situated within easy reach of Grantham town centre, where a wide range of shops, supermarkets, restaurants, cafés and leisure facilities can be found. The area benefits from excellent transport links, including Grantham's mainline railway station with direct services to London King's Cross, making it attractive to commuters. Well-regarded schools, parks and local amenities are also nearby.



Ground Floor



First Floor

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		88 B
69-80	C		
55-68	D	63 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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