

Rycroft Street, Grantham NG31 6DL

william h brown

welcome to

Rycroft Street, Grantham

Part-furnished one-bedroom quarter house close to Grantham town centre. Featuring an open-plan lounge/kitchen, double bedroom, modern bathroom and two allocated parking spaces. Presented in excellent condition throughout. Call us now on 01476 566363 to view.













Entrance
Steps leading up to the entrance doorway.

Lounge
15' 1" x 11' 10" (4.60m x 3.61m)
The open plan living area has wood effect flooring, two windows to the side aspect, radiator, staircase to the first floor, kitchen area with space for fridge freezer washing machine, integrated induction hob, oven and extractor, cream units and worktop

Kitchen Area
This newly refitted kitchen has a range of cream coloured units with work tops over, space for a fridge freezer and washing machine, integrated induction hob, oven and extractor.

First Floor Landing
There is a landing with a carpeted floor and hatch access to the loft.

Bedroom
9' 5" x 8' 6" (2.87m x 2.59m)
With a window to the front aspect, built-in wardrobes, radiator,

Bathroom
6' 2" x 5' 6" (1.88m x 1.68m)
Newly refitted bathroom, which has a bath with a shower over, wood effect flooring, low level wc, wash hand basin, and tiling to the walls.

Outside
There is parking for two cars in the car park to the front of the property, and a small garden frontage of shrubs alongside the steps to the front door.

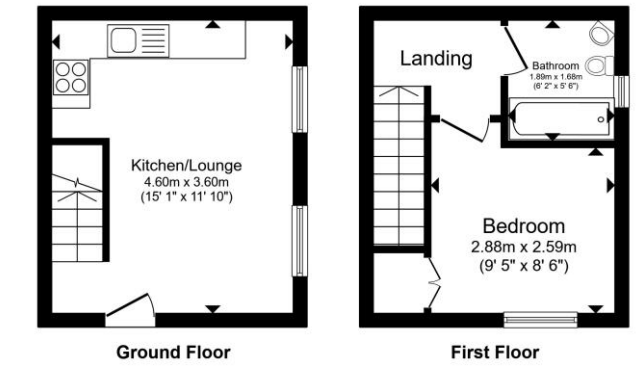
Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Rycroft Street, Grantham

- ONE BEDROOM QUARTER HOUSE
- CLOSE TO THE TOWN AND THE TRAIN STATION
- PRESENTED TO A VERY GOOD STANDARD
- WITH TWO PARKING SPACES
-

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



Total floor area 34.6 m² (373 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

william h brown

fixed price

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114493

The Property Ombudsman

Property Ref:
GST114493 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01476 566363

Grantham@williamhbrown.co.uk

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.