



3 Springfield Road, Grantham

Guide Price £100,000

 **NEWTON FALLOWELL**

3 Springfield Road

Grantham, Grantham

Terraced cottage with 2 bedrooms, attic, modern kitchen and bathroom, gas central heating, double glazing, and rear courtyard. For sale by online auction. Viewing by appointment.

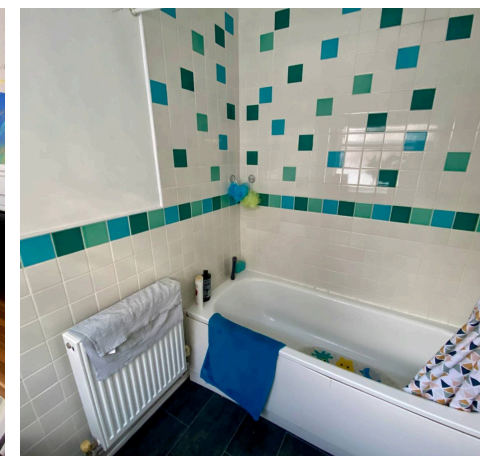
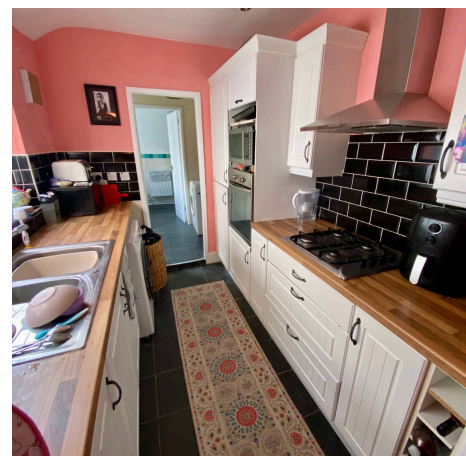
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Investment Buyers Only
- Two First Floor Bedrooms
- Modernised Inner Terraced House
- Attic Space
- Two Reception Rooms
- Gas Central Heating
- Ground Floor Bathroom
- Courtyard Garden
- Being sold via 'Secure Sale'
- Immediate 'exchange of contracts' available





SITTING ROOM

10' 11" x 12' 3" (3.33m x 3.73m)

With uPVC entrance door and window to the front elevation, built-in meter cupboard and radiator.

INNER HALL

5' 7" x 10' 11" (1.69m x 3.33m)

With staircase off to the first floor accommodation, under stairs storage cupboard, radiator and heating thermostat.

DINING ROOM

11' 0" x 12' 4" (3.36m x 3.76m)

With uPVC double glazed window to the rear elevation, wall light points, radiator and coving.

KITCHEN

6' 11" x 11' 0" (2.10m x 3.35m)

Containing a range of matching units comprising base cupboards with working surfaces over and matching eye level cupboards, inset one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor over, space and plumbing for washing machine, tiled floor, spotlights, tiled splashbacks and uPVC double glazed window to the side elevation.

REAR LOBBY

4' 5" x 7' 1" (1.35m x 2.16m)

Having vinyl floor, external uPVC door and door to the bathroom.

BATHROOM

7' 0" x 5' 9" (2.13m x 1.75m)

With uPVC obscure double glazed window to the side aspect, a panelled bath with Triton electric shower over, pedestal washbasin and low level WC., tiling to wet areas, radiator and vinyl flooring.

FIRST FLOOR LANDING

With staircase off to the second floor and coving.





BEDROOM ONE

11' 0" x 12' 4" (3.35m x 3.76m)

With uPVC double glazed window to the front elevation, radiator, coving and laminate floor.

BEDROOM TWO

11' 0" x 12' 3" (3.36m x 3.74m)

With uPVC double glazed window to the rear elevation and coving.

SECOND FLOOR

ATTIC ROOM

11' 3" x 16' 6" (3.44m x 5.04m)

Maximum measurements to include stair well. Having Velux window to the rear, radiator and a built-in wardrobe cupboard.

RIGHT OF WAY

There is a pedestrian right-of-way over the garden in favour of the neighbouring property.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south passing the Sir Isaac Newton statue on the left and Sainsburys. At the traffic light junction take the right turn onto Springfield Road itself and continue along. The property is on the left-hand side just after the turning for Victoria Street.





AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

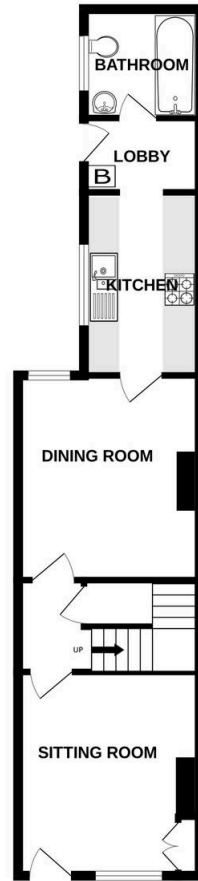
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services. For more information please call in the office or telephone 01476 591900.

AUCTIONEERS ADDITIONAL COMMENTS

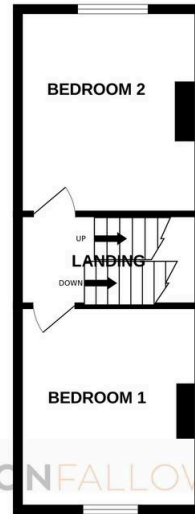
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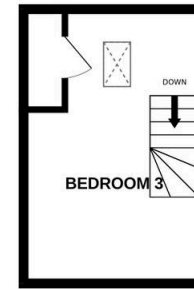
GROUND FLOOR



1ST FLOOR



2ND FLOOR



NEWTONFALLOWELL



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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