

HUNTERS[®]

HERE TO GET *you* THERE



Salisbury Street

Gainsborough, DN21 2RS

Asking Price £79,950



We offer to the market with NO ONWARD CHAIN for ease of purchase a three bedroom semi detached house located to the south side of the market town of Gainsborough which is well served with amenities including Marshalls Yard retail complex, leisure facilities and restaurants and a number of well regarded schools.



ACCOMMODATION

uPVC entrance door leading into:

LOUNGE 12'1" x 11'11" (3.70m x 3.64m)

Double glazed window to the front elevation, radiator and opening giving access to:

DINING ROOM 11'3" x 11'10" (3.43m x 3.63m)

uPVC double glazed window to the rear elevation, door giving access to stairs rising to first floor accommodation with uPVC double glazed window to the side elevation.

Door giving access to:

KITCHEN 8'7" x 6'9" (2.62m x 2.06m)

uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven and four ring electric hob with extractor over, space for low level appliance and doorway giving access to:

REAR HALLWAY

uPVC double glazed entrance door to the side elevation, radiator and door giving access to:

BATHROOM 9'0" x 6'4" (2.75m x 1.95m)

Double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin and panel sided bath, mermaid boarding to the walls and radiator.

FIRST FLOOR LANDING

Loft access and doors giving access to:

BEDROOM ONE 12'3" x 11'11" (3.74m x 3.65m)

uPVC double glazed window to the front elevation, radiator and storage cupboard.

BEDROOM TWO 11'3" x 8'9" (3.43m x 2.69m)

uPVC double glazed window to the rear elevation and radiator.

W.C.

With uPVC double glazed window to the side elevation and w.c.

BEDROOM THREE 10'10" x 6'9" (3.31m x 2.08m)

uPVC double glazed windows to both the rear and side elevations, radiator and wall mounted gas fired central heating boiler.

EXTERNALLY

Gated access leads to the side of the property to the enclosed low maintenance walled yard.

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

TENURE - Freehold

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

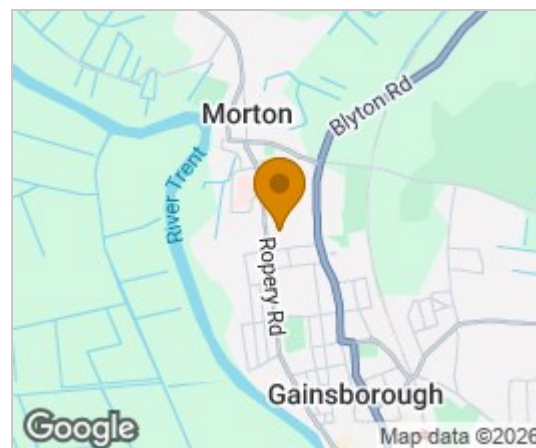
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

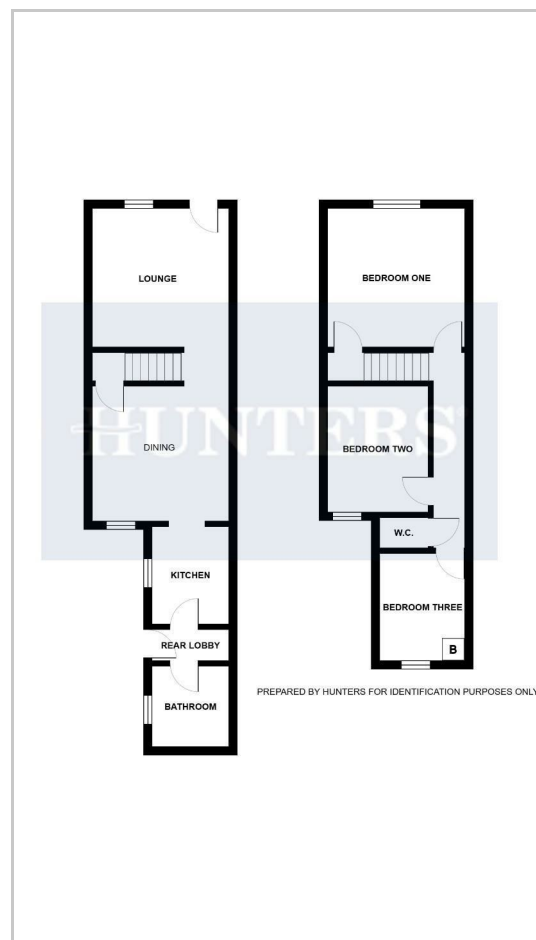
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Area Map



Floor Plans



Energy Efficiency Graph

