



26 Fourth Avenue, Grantham
Grantham

£220,000

DavidGrace





26 Fourth Avenue

Grantham

Beautifully presented three-bedroom semi in a quiet cul-de-sac. Modern kitchen, stylish bathroom, driveway, garage and garden. Ideal for families or first-time buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautifully Presented Three-Bedroom Semi-Detached Home
- Peaceful Cul-De-Sac Location in a Popular Area of Grantham
- Stylish Interiors Finished to a High Standard Throughout
- Spacious Kitchen - Ideal for Entertaining
- Separate Dining Room Perfect for Hosting Family and Friends
- Bright and Airy Lounge with Bay Window
- Contemporary Ground Floor Bathroom with Modern Fittings
- Three Well Proportioned Bedrooms Including a Spacious Bedroom 1
- Driveway, Garage and Garden - Lots of Outdoor Space
- EPC - tbc

DavidGrace



Lounge
12' 0" x 14' 5" (3.67m x 4.40m)

Dining Room
12' 0" x 8' 2" (3.67m x 2.48m)

Kitchen
11' 1" x 13' 7" (3.37m x 4.14m)

Bathroom

Entrance hall

Master Bedroom
9' 1" x 14' 5" (2.76m x 4.40m)

Bedroom 2
12' 4" x 7' 3" (3.75m x 2.20m)

Bedroom 3
7' 2" x 10' 2" (2.18m x 3.10m)

Landing



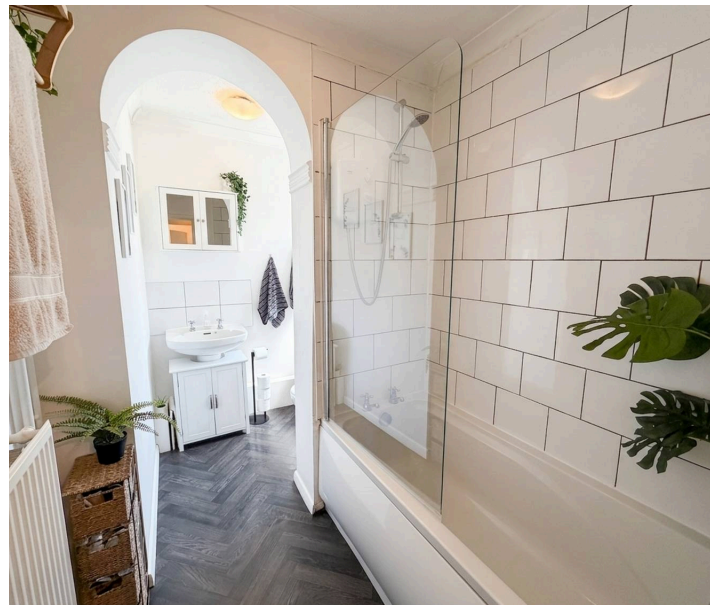


GARDEN

GARAGE

OFF STREET

DRIVEWAY



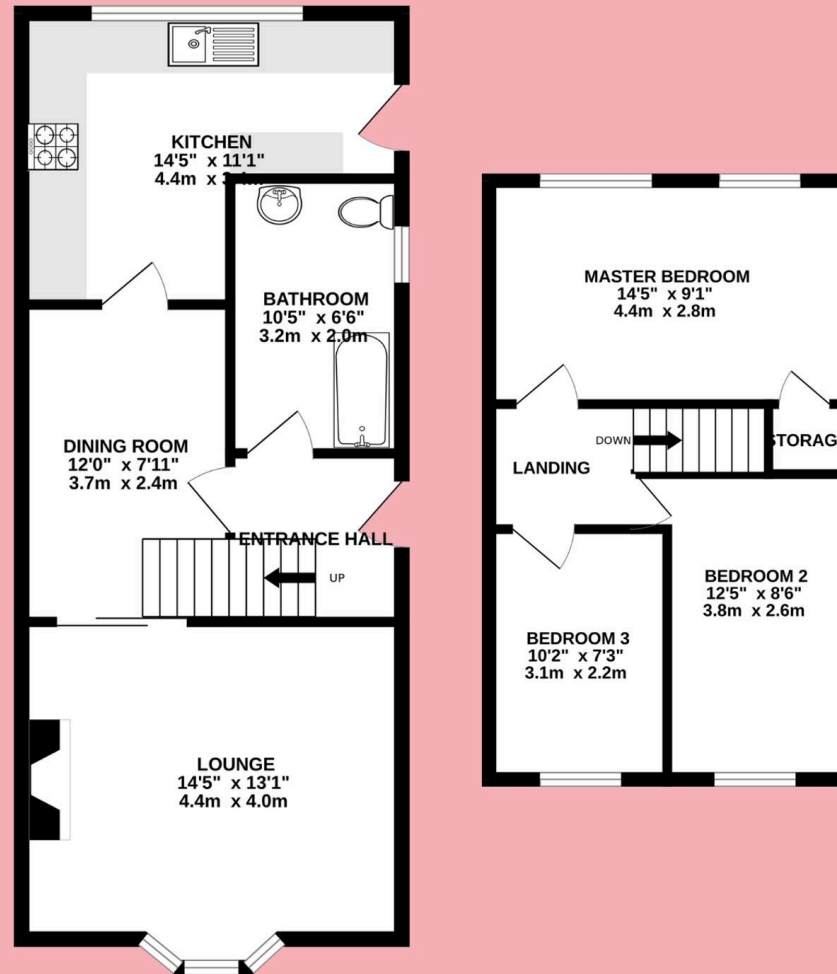


Fourth Avenue, Grantham

Approx Internal area: 854.65q ft/ 79.4 m²

DavidGrace

A NEWTON FAMILY ESTATE AGENCY



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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).



David Grace Estate Agents

71 High Street, Grantham - NG31 6NR

01476 833833 • sell@davidgrace.co.uk • www.davidgrace.co.uk

DavidGrace