

HUNTERS[®]

HERE TO GET *you* THERE



Drake Street

Gainsborough, DN21 1DF

Asking Price £75,000



We offer to the market with NO ONWARD CHAIN a two bedroom mid terrace traditionally built house located in an established residential area within the market town of Gainsborough, which is well served with local amenities including Marshalls Yard retail complex, leisure facilities, cafes and restaurants and a number of well regarded educational establishments. The property may be of interest to first time buyers and investors alike.



ACCOMMODATION
uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY
Radiator, stairs rising to the first floor accommodation and door giving access into:

DINING ROOM 12'6" x 9'10",127'11" (3.82m x 3.39m)
uPVC double glazed window to the rear elevation, radiator, laminate flooring, access to under stairs storage area, opening leading into:

LOUNGE 13'6" x 11'1" (4.12m x 3.39m)
uPVC double glazed bay window to the front elevation, radiator, wooden fireplace and mantle with marble hearth.

KITCHEN 11'0" x 7'10" (3.37m x 2.40m)
Doorway from Dining Room.
uPVC double glazed window and entrance door to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for cooker, provision for automatic washing machine and further low level appliance and radiator.

FIRST FLOOR LANDING
With radiator, loft access and doors giving access to:

BEDDROOM ONE 14'6" x 11'9" (4.44m x 3.60m)
uPVC double glazed window to the front elevation and two radiators.

BEDROOM TWO 12'3" x 8'9" (3.75m x 2.69m)
uPVC double glazed window to the rear elevation and radiator.

BATHROOM 11'1" x 8'0" (3.40m x 2.45m)
Suite comprising w.c, pedestal wash hand basin with tiled splashback and panel sided bath with tiled splashback and electric shower over, radiator, useful storage cupboard and uPVC double glazed window to the side elevation.

EXTERNALLY
To the front is a wall and gated low maintenance buffer garden with pathway leading to the front entrance door and to the rear is an enclosed low maintenance concrete yard with gated access and space for shed.

TENURE - Freehold

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

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.

124 Trinity Street, Gainsborough, DN21 1JD
Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>

Area Map



Floor Plans



Energy Efficiency Graph

