

HUNTERS[®]

HERE TO GET *you* THERE



Arthur Road

Gainsborough, DN21 2QS

£130,000



Council Tax: A



9 Arthur Road

Gainsborough, DN21 2QS

£130,000



ACCOMMODATION

uPVC double glazed entrance door leading into entrance porch with tiled flooring and part tiled walls, wooden entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator and door giving access to:

DINING ROOM

13'1" x 11'6" (4.01m x 3.52m)
uPVC double glazed window to the rear elevation, radiator and coving to ceiling. Opening giving access into:

LOUNGE

12'8" x 11'6" to its maximum dimensions (3.88m x 3.53m to its maximum dimensions)
uPVC double glazed bay window to the front elevation, radiator and coving to ceiling.

KITCHEN

12'9" x 8'4" (3.90m x 2.56m)
Door from Dining Room.
uPVC double glazed entrance door and window 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 over, integrated electric oven, four ring gas hob with extractor over, space for fridge freezer and provision for automatic washing machine, radiator and door giving access to useful under stairs storage area.

FIRST FLOOR LANDING

With loft access, storage cupboard and doors in turn giving access to:

BEDROOM ONE

14'9" x 10'11" (4.51m x 3.35m)
uPVC double glazed window to the front elevation and radiator

BEDROOM TWO

12'11" x 9'3" (3.96m x 2.83m)
uPVC double glazed window to the rear elevation, radiator, coving to ceiling and linen cupboard.

SHOWER ROOM

5'10" x 5'4" (1.80m x 1.64m)
uPVC double glazed window to the side elevation, suite comprising low level w.c, hand basin mounted in vanity unit, shower cubicle with tiled splashback and electric shower, radiator.

BEDROOM THREE

8'4" x 6'7" (2.56m x 2.02m)
uPVC double glazed window to the rear elevation and radiator.

EXTERNALLY

To the front is a wall and gated low maintenance buffer garden with pathway leading to the front entrance door and further pathway leading to the side of the property down to the enclosed rear garden which is mainly set to lawn with patio area, coal shed and w.c., and further brick built workshop to the rear.

TENURE - Freehold

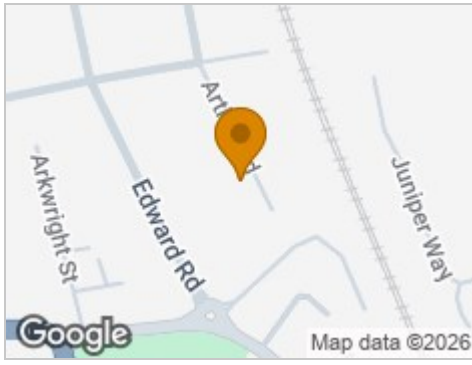
COUNCIL TAX

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

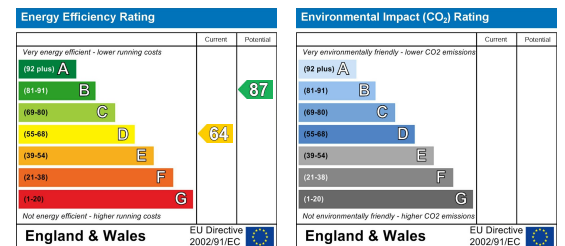


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.