

Alma Park Road, Grantham NG31 9SU

william h brown

welcome to

Alma Park Road, Grantham

Spacious semi-detached bungalow with versatile accommodation including a lounge, dining room, fitted kitchen, three bedrooms, and a family bathroom. Ideal for families, couples, or downsizers. Viewing recommended.













Entrance Hall
With tiling to the floor and a radiator.

Lounge
15' 1" x 12' 6" (4.60m x 3.81m)
With a window to the rear aspect, radiator, laminate wood flooring, door leading to the rear garden and archway leading into the dining room.

Dining Room
14' 2" Minimum x 8' 11" (4.32m Minimum x 2.72m)
Laminate flooring and a radiator.

Kitchen
10' x 7' (3.05m x 2.13m)
With a window to the front aspect, having a range of wooden units to both the floor and eye level with worktops over. Space for an oven, washing machine and fridge freezer. Tiling to the walls and floor and a wall mounted boiler.

Bedroom One
14' 8" x 9' 5" (4.47m x 2.87m)
With a window to the rear aspect, laminate wood effect flooring and a radiator.

Bedroom Two
10' 7" x 11' 4" Widest Point (3.23m x 3.45m Widest Point)
With a window to the front aspect, laminate wood flooring and a radiator.

Bedroom Three
10' 2" x 8' 9" (3.10m x 2.67m)
With a window to the side aspect and a radiator.

Family Bathroom
5' 11" x 5' 7" (1.80m x 1.70m)
With a window to the side aspect and comprising of a bath with shower over, wash hand basin, low level WC, heated towel rail and tiling to both the walls and floor.

General Description Outside
To the front of the property there is a driveway leading to the side door. The front garden is mainly laid to lawn with trees and shrubs. Gated access through to the rear.
The rear garden is mainly laid to lawn with trees and shrubs, enclosed by fencing.

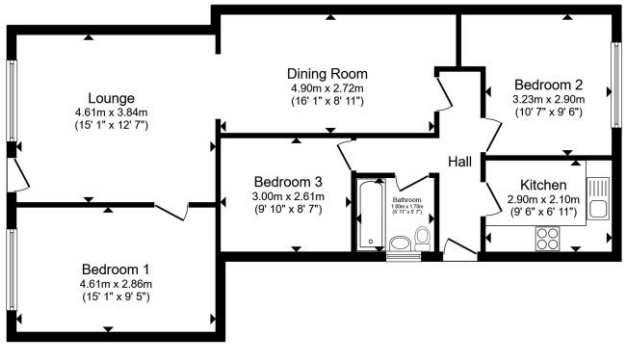
Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Alma Park Road, Grantham

- Semi-Detached Bungalow
- Lounge with Separate Dining Room
- Three Bedrooms
- Driveway for Off-Road Parking
- Close to Local Amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: B

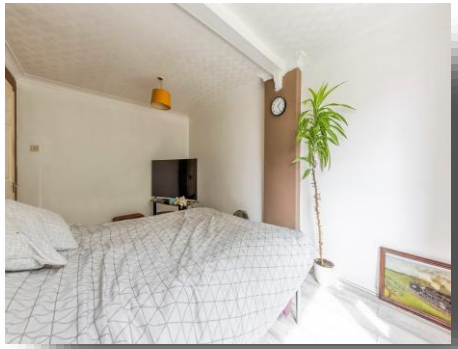


Total floor area 80.3 m² (864 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they 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). Powered by www.propertybox.io

guide price

£170,000 - £180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114576

The Property Ombudsman

Property Ref:
GST114576 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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