



- Semi-Detached House
- WC & Family Bathroom
- Popular Residential Area
- Perfect First Time Buy

- Two Double Bedrooms
- Lounge & Kitchen/Diner
- Sold With No Onward Chain!
- Call Today To View!

Juniper Way, Gainsborough, DN21 1GW
£120,000





Starkey&Brown are delighted to offer for sale this two-bedroom semi-detached home, ideally positioned on the popular Juniper Way in Gainsborough. Offered for sale with the added benefit of no onward chain, this property presents an excellent opportunity for first-time buyers, investors with scope for updating and improvement throughout. The accommodation briefly comprises a welcoming entrance hall leading into a comfortable living room, together with a separate kitchen/diner providing space for everyday family living and dining. A convenient ground floor WC completes the downstairs accommodation. To the first floor there are two generous double bedrooms, served by a family bathroom. Externally, the property benefits from a long driveway extending to the side, providing excellent off-street parking and useful access to the rear. To the rear is an enclosed garden which would benefit from some attention and landscaping, offering the next owners an opportunity to create an attractive outdoor space to their own taste. Further benefits include full uPVC double glazing throughout, while the property is being sold with no onward chain. Juniper Way is conveniently positioned within Gainsborough, providing easy access to a wide range of local amenities including supermarkets, shops, schools, doctors' surgeries and leisure facilities. Gainsborough town centre is within easy reach, offering further shopping and recreational facilities, while Gainsborough Central and Gainsborough Lea Road railway stations provide excellent transport links towards Lincoln, Doncaster and beyond. Council tax band: A. Freehold.

uPVC composite door leading into:

Hallway

Staircase to the first floor and access into:

Lounge

15' 8" x 9' 8" (4.77m x 2.94m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator and a coved ceiling. Access to:

Kitchen/Diner

12' 5" x 9' 10" (3.78m x 2.99m)

A range of matching base and wall units with countertops, integrated electric oven with 4-ring gas hob and an overhead extractor fan, ceramic sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, a uPVC double-glazed window to the rear, wall-mounted boiler, space for a dining table, rear door and vinyl flooring.

WC

Low-level WC, a wash hand basin, and a radiator.

First Floor Landing

Carpeted, loft access, and access to the bedrooms.

Bedroom 1

12' 7" x 8' 2" (3.83m x 2.49m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator and a coved ceiling.

Bedroom 2

12' 7" x 10' 4" (3.83m x 3.15m)

Having a uPVC double-glazed window to the front aspect, carpeted and a radiator, a coved ceiling and an airing cupboard housing the hot water tank.

Bathroom

Three-piece suite comprising low-level WC, wash hand basin, panelled bath with overhead shower, a frosted double-glazed window to the side aspect, laminate flooring and a radiator.

Outside Front

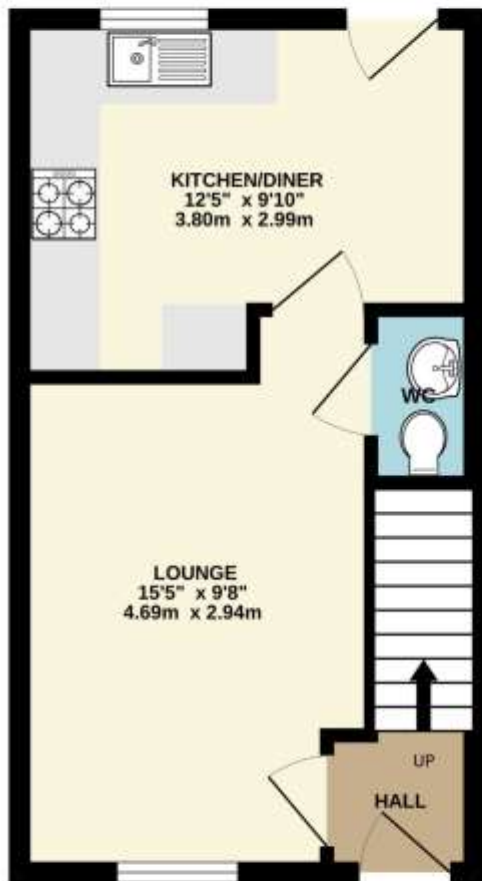
Driveway extending to the side, small lawned area, and side access leading to the rear garden.

Outside Rear

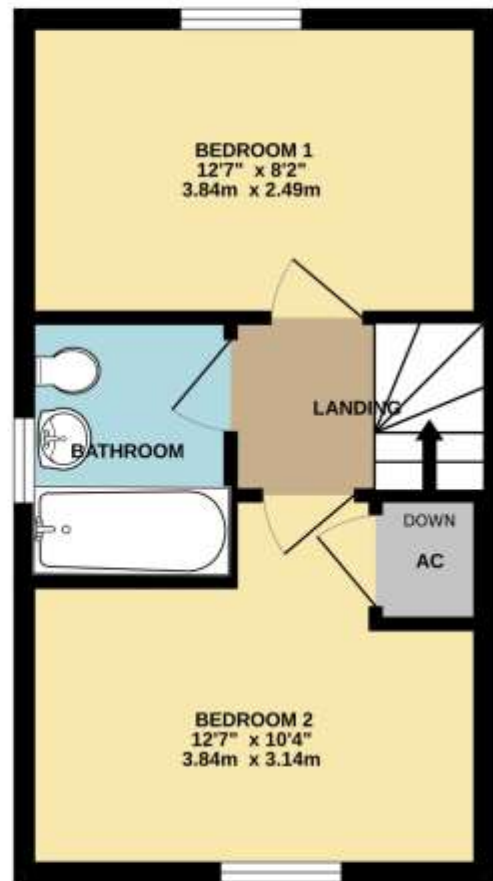
Enclosed rear garden.



GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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