Tyndal Road, GRANTHAM NG31 8AH

william
h brown

welcome to

Tyndal Road, GRANTHAM

ARE YOU LOOKING FOR A TRADITIONAL TERRACE HOUSE WITH LOTS OF SPACE. . . Then look no further, with two reception rooms, 1/2 cellar, modern fitted Kitchen, TWO GENEROUS BEDROOMS and a first-floor modern Bathroom. Plus outbuildings with the scope to extend in to if required. In a Great location.

Lounge
11' 7" x 11' 2" Widest Point (3.53m x 3.40m Widest Point)
Access to the property is through a UPVC half-obscured double-glazed door into the Lounge, with a UPVC double glazed window to the front, radiator, and feature open grate fireplace.

Inner Hallway
Stairs to the first floor, and a door gives access to a half cellar with power and lighting.

Dining Room
11' 2" x 11' 7" (3.40m x 3.53m)
Having a window to the rear aspect and double radiator.

Kitchen
9' x 6' 2" (2.74m x 1.88m)
Having a window to side aspect, UPVC half obscured double glazed door to gardens, modern work surface with a black sink and drainer, high gloss cupboards and drawers provide storage to the baseline with matching cupboards to the eye line, a single electric oven, electric induction hob and extractor fan above, with space and plumbing for washing machine and space for under counter fridge.

First Floor Landing
With a loft hatch into the roof void above.

Bedroom One
11' 3" Widest Point x 11' 7" (3.43m Widest Point x 3.53m)
Having a window to front aspect and double radiator.

Bedroom Two
11' x 7' 11" (3.35m x 2.41m)
Having a window to the rear aspect and a single radiator.

Family Bathroom
9' x 5' 4" (2.74m x 1.63m)
Having an obscured window to the rear aspect, chrome heated towel radiator and a three-piece white suite comprising of low-level WC, hand wash basin and a panelled bath with shower over. Double doors give access to the airing cupboard housing a hot water tank and shelving for storage.

Description Outside
To the rear there is an arrangement of outbuildings. There is an enclosed courtyard, with outside lighting, with a gate giving access to the right of way. Steps lead up to a 2nd tier garden.

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

Tyndal Road, GRANTHAM

- VERY WELL PRESENTED TRADITIONAL TERRACE HOUSE
- TWO RECEPTION ROOMS
- TWO GOOD SIZE BEDROOMS
- UPSTAIRS FAMILY BATHROOM
- RANGE OF OUTBUILDINGS

Tenure: Freehold EPC Rating: C
Council Tax Band: A

Total floor area 76.9 m² (828 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

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£155,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114471 - 0009

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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