



27 Hill Avenue, Grantham
£200,000

 **NEWTON FALLOWELL**

27 Hill Avenue

Grantham

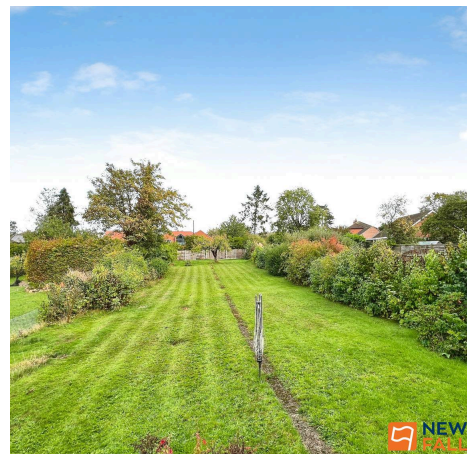
Three-bedroom semi-detached in Grantham. Requires full refurbishment. Two receptions, kitchen, family bathroom. Large front and rear gardens, off-road parking. Great potential for improvement.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Attention First Time Buyers & Investors!
- No Onward Chain
- Considerable Plot
- Huge Potential
- Ample Parking + Garage
- Open-Plan Lounge / Dining Room
- Viewing Highly Advised
- Popular Residential Location
- Short Walk To Town Centre
- Fantastic Links To Train Station / A1





GRANTHAM

The property is conveniently located within walking distance of Wyndham Park Nursery School and Wyndham Park itself, the Kesteven & Grantham Girls' School and is on a bus route to town. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

ENTRANCE HALL

LOUNGE

14' 4" x 11' 11" (4.38m x 3.63m)

DINING ROOM

11' 6" x 14' 2" (3.50m x 4.33m)

KITCHEN

7' 5" x 7' 11" (2.25m x 2.41m)

FIRST FLOOR LANDING

BEDROOM ONE

14' 10" x 11' 11" (4.51m x 3.62m)

BEDROOM TWO

11' 5" x 11' 5" (3.47m x 3.47m)

BEDROOM THREE

7' 10" x 6' 5" (2.39m x 1.96m)

FAMILY BATHROOM

6' 11" x 7' 11" (2.10m x 2.41m)

SERVICES

Mains water, gas, electricity and drainage are connected.

DIRECTIONS

From High Street continue onto Watgate following the one way system turning right onto Broad Street and left onto Brook Street. Take the right turn at the Manthorpe Road traffic





DIRECTIONS

From High Street continue onto Watergate following the one way system turning right onto Broad Street and left onto Brook Street. Take the right turn at the Manthorpe Road traffic lights onto Belton Lane and the first right turn onto Hill Avenue itself. The property is on the left-hand side after Signal Road

AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

ANTI-MONEY LAUNDERING CHECKS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

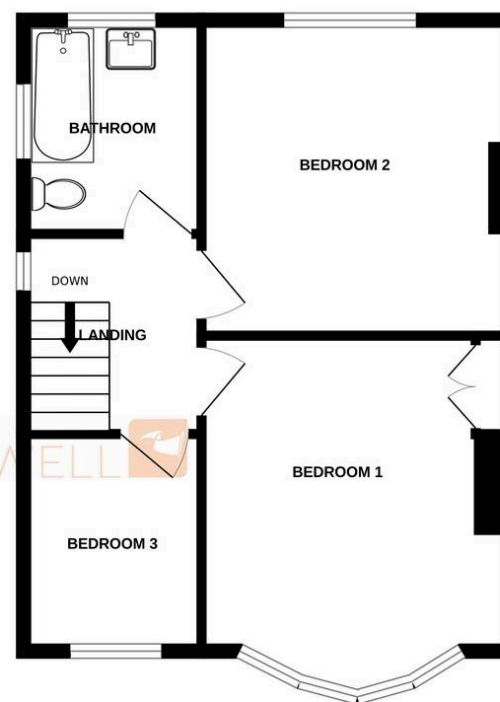




GROUND FLOOR



1ST FLOOR



NG31 9BA

TOTAL FLOOR AREA : 10301sq.ft. (957.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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Newton Fallowell Grantham

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