



**Connells**

Dudley Road  
Grantham



## Property Description

Connells are delighted to bring to the market this three bedroom mid-terraced property in a popular area of Grantham.

Upon entering the property, you are welcomed into the lounge positioned to the front, offering a bright and inviting space to relax, while the kitchen sits to the rear, designed with practicality in mind and ample room for everyday cooking and dining.

To the first floor, the property continues to impress with three double bedrooms arranged around the landing. A family bathroom with a stunning free standing bath completes the upper level, conveniently located to serve all rooms.

The layout is both functional and flexible, making this home well-suited to a range of buyers looking for space they can adapt to their needs.

Externally, there is a rear courtyard style garden perfect for enjoying the day. To the side of the property there is a parking area accessed through double metal gates.

Early viewing is highly recommended to fully appreciate this property.

\*\* This home is being sold with no chain\*\*

## Auctioneer's Comments

This property is offered through Modern

Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a

start price and undisclosed reserve price that can change.

## Ground Floor

### Lounge

With a double glazed window to the front, part double glazed door to the front, carpet and a radiator.

### Inner Hallway

With stairs leading to the first floor, tiled flooring, doors leading to the half cellar and the side of the property.

### Kitchen

With double glazed window to the side and rear, range of wall and base units, worktop, stainless steel sink, tiled flooring, gas hob with extractor fan above, electric oven, space and plumbing for a washing machine, wall mounted boiler.

### Half Cellar

### First Floor

### Landing

With doors leading to three bedrooms and the family bathroom. Loft access and carpet.

### Bedroom One

Double bedroom, double glazed window to the front, carpet and a radiator.

### Bedroom Two

Double bedroom, double glazed window to the front, carpet and a radiator.

### Bedroom Three

Double bedroom, double glazed window to the rear, carpet and a radiator.

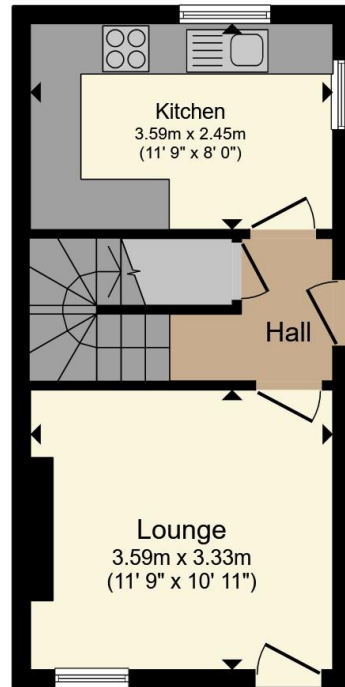
### Bathroom

With a double glazed window to the rear, modern free standing bath with shower head over, W.C, vanity unit with wash hand basin and a towel radiator.

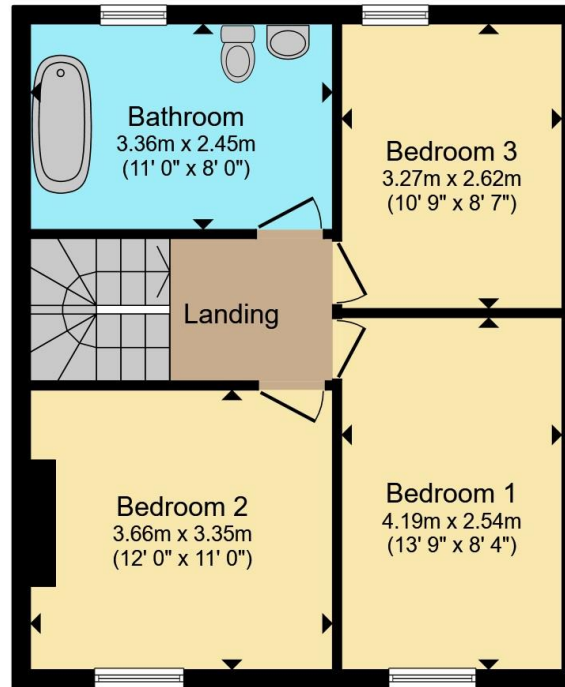








**Ground Floor**



**First Floor**

Total floor area 76.0 m<sup>2</sup> (818 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



To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309445](https://www.connells.co.uk/Property/GRM309445)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: GRM309445 - 0004