Pigott & Hall

# RESIDENTIAL

## FOR SALE BY PRIVATE TREATY

**2 Bedroom modern end-terraced house**
**16 Second Avenue, Grantham, NG31 9TP**



**Ready to move in, this modern end-terraced house, in a popular area of town is in excellent condition and comes with appliances and all curtain and fittings. Built of brick with a tiled roof, the accommodation comprises kitchen, living room, 2 double bedrooms and bathroom. There is a front garden and enclosed rear garden and a single garage in a block close by. With full gas central heating, fully upvc double glazed and an EPC of C, the property is sold with NO UPWARDS CHAIN and is ideal for first time and investment buyers.**

# PRICE: £155,000


Residential and Commercial Sales, Property Management and Lettings
38 Westgate Grantham Lincolnshire NG31 6LY
Tel: 01476 592550 Fax: 01476 592386
www.pigottandhall.com Enquiries@pigottandhall.com
Partners: Timothy A. Hall MARLA MNAEA, Carole V. Pigott
VAT No. 890 6810 02



arla | propertymark PROTECTED
The Property Ombudsman
naea | propertymark PROTECTED
rightmove find your happy

**GRANTHAM:** Is an increasingly popular Market town with a growing population of around 35,000 and shopping population estimated at between 70,000 and 80,000. There are excellent road and rail connections with the town being at the junction of the A1 and A52 trunk roads and within easy reach of major centres in the area including Nottingham, Leicester and Peterborough, all within 40 miles radius. London is approximately 65 minutes away by high-speed train from Grantham railway station.

**A C C O M M O D A T I O N:**

Approached from the path to the stained glass, composite double glazed front door with canopy above and leading into the:

**KITCHEN:**
**3.76m (12'4") max. x 2.17m (7'01") max.**



with range of fitted floor and wall units, electric oven and gas hob with extractor over, fridge freezer, washing machine, 2 UPVC double glazed windows with motorised blinds, one and a half sink with drainer, boiler, c/h timer control, store cupboard and glazed panel door to the:

**LIVING ROOM:**
**4.77m (15'08") max. x 3.76m (12'04") max.**



with 2 UPVC double glazed windows, UPVC double glazed door leading to the **ENCLOSED REAR GARDEN**, radiator, wall thermostat, gas fire in marble back panel and hearth and wooden surround and mantel and spiral stair case leading to the:

**LANDING** with doors to:-

**BEDROOM 1:**
**3.76 (12'04) max. x 2.54m (8'04") max.**



with built in wardrobes, UPVC double glazed window and radiator.

**BEDROOM 2:**
**3.77m (12'04") max. x 2.24 (7'04") max.**

with UPVC double glazed window, radiator, built in Airing Cupboard with hot water cylinder, wardrobe and loft access.



**BATHROOM:**

with automatic walk in activated bathroom fan and heated LED mirror, matching 3 piece bathroom suite with close couple wc, bath with electric shower over and glass shower screen, pedestal sink, UPVC obscured glass double glazed window, bathroom cabinet and radiator



**OUTSIDE:**

To the front is a wooden fence and gate with lawn and borders and path leading to the front door and through the wooden gate down the side of the house to the **ENCLOSED REAR GARDEN** with patio and patio table and chairs, lawn with hedging, tree, misc. shrubs and wooden garden shed.

**GARAGE:**

The property benefits a single garage on a block of 5 and which is located on a turning off Second Avenue just before the pavement leading to the property.

**ADDITIONAL INFORMATION:**

The property has been well looked after and maintained by the owners and items that can be included in the sale are the built in oven and gas hob, hob extractor, fridge freezer, washing machine, all curtains and fittings, all carpets and floor coverings, kitchen clock on wall, all light fittings (LED throughout), fire and carbon monoxide alarms, wooden shed and patio table and chairs.

The EPC rating is C69. The external walls have been cavity filled and the loft has a light and is fully insulated with some boarding to give safe access. All gas appliances have just had their annual service and gas safety test and an electric safety report has previously been done.

Special features include motorised blinds in the kitchen, built in wardrobes in the bedrooms, automatic walk-in activated bathroom fan and heated LED mirror in the bathroom, thumb turn locks on the downstairs external doors, full fibre internet with VOIP if needed, outside automatic light and front door rain protector and outside power point in the meter box.



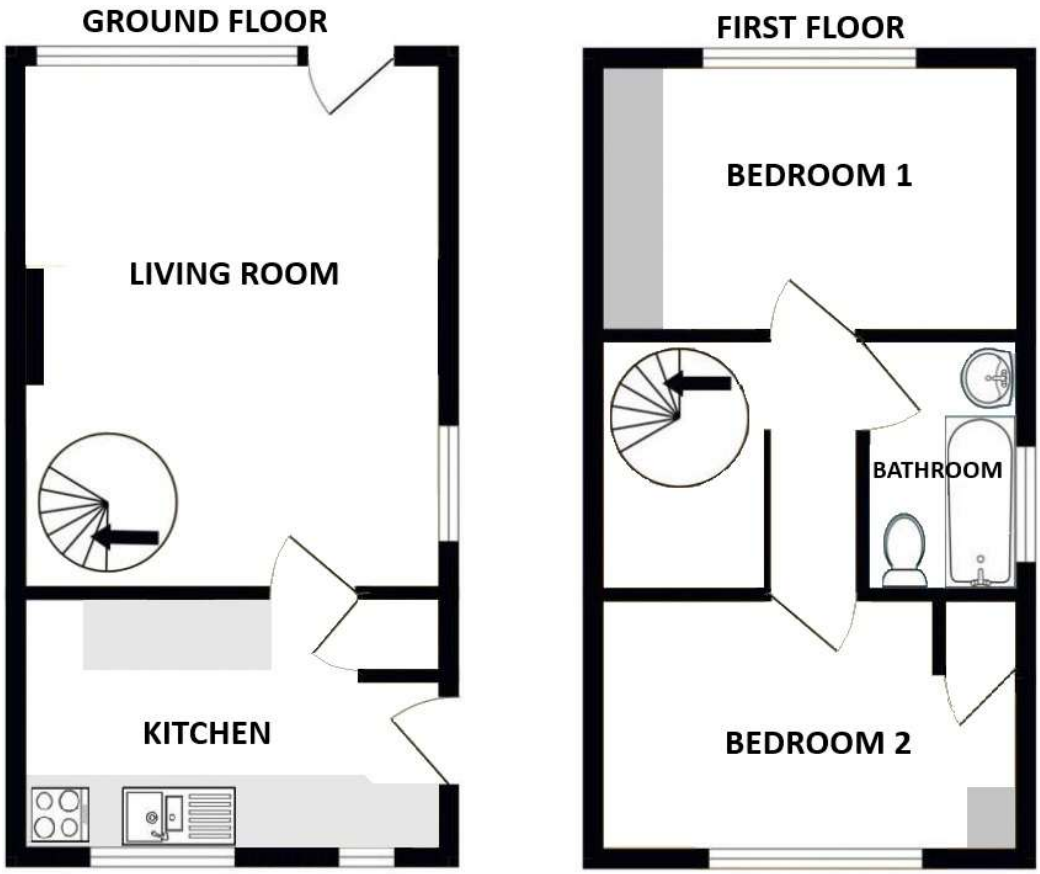








| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |




Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**SERVICES:** Mains gas, electric, water, drainage and sewer connected,, The fittings & equipment have not been tested & no warranties can be given that any service/appliance (incl. where present central heating, fires, hot water cylinder, cooker etc) referred to in this brochure operates satisfactorily. Prospective buyers must make their own enquiries & testing. There may be reconnection charges for services.

**COUNCIL TAX:** From the VOA web site the property is classified as Band A.

**EPC RATING:** C69

**BROADBAND:** Suggested speeds available on the Ofcom Broadband checker in this area - https://checker.ofcom.org.uk/ - indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different;

**MOBILE:** available from the Ofcom Mobile checker - https://checker.ofcom.org.uk/
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages.

**MEASUREMENTS:** Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins) and taken between internal walls.

**PARKING:** There is road-side parking and the property has a single garage in a block close by.

**MONEY LAUNDERING**: Money Laundering Regulations 2003: Intended 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 a sale.

**MISREPRESENTATION ACT:** 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'

**POSSESSION**: Vacant possession of this **FREEHOLD** property can be given upon completion.
**VIEWING:** By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY **T.** 01476 592550
www.pigottandhall.com