



Oxford Street, Grantham



- Traditional Terraced Cottage
- Two First Floor Bedrooms
- Close to Town Centre
- Attic Room
- Sitting Room
- Ideal First Purchase
- Freehold
- EPC rating D



A comfortable traditional terraced cottage situated within easy walking distance of the town centre. The property offers nicely modernised accommodation to include two first floor bedrooms and a further second floor attic room. An ideal first time purchase offered for sale with early vacant possession and no onward chain. There is a sitting room, inner lobby with half cellar off, a fitted kitchen/dining room, utility room and ground floor bathroom. Gas fired radiator central heating and Upvc replacement double glazing are installed. Courtyard garden with rear pedestrian access.

GRANTHAM

The property is a short walk from Grantham's town centre and many amenities, Travel connections in the area are excellent with the A1 passing just to the west of the town and the A52 providing access major towns and cities including Nottingham, Newark, Lincoln and Peterborough. Grantham's train station provides a popular commuter service with trains to London Kings Cross and a journey time from around 70 minutes. Cross country service to Nottingham in just 30 minutes.

ACCOMMODATION

SITTING ROOM

3.4m x 3.56m (11'2" x 11'8")

With Upvc entrance door and double glazed window to front elevation. Feature fireplace and radiator.



INNER LOBBY

Radiator and staircase off to first floor.

HALF CELLAR

Useful storage space with lighting.

KITCHEN/DINING ROOM

3.4m x 3.58m (11'2" x 11'8")

Fitted with a range of base cupboards, working surfaces and wall cupboard. Stainless steel sink unit with mixer tap, integrated oven and hob with extractor over, and plumbing for automatic washers. Wall mounted gas fired combination boiler, double radiator. Upvc double glazed window to rear.

UTILITY AREA

1.47m x 4.42m (4'10" x 14'6")

Upvc double glazed window to side. Work surfaces with space below for automatic washer etc. Wall mounted gas fired combination boiler. External door to rear.

BATHROOM/WC

1.24m x 2.11m (4'1" x 6'11")

Containing a suite of paneled bath with mains shower and glazed screen over, pedestal wash basin and low level WC. Upvc double glazed window to side, radiator and extractor fan.

FIRST FLOOR LANDING

With staircase off to second floor.

BEDROOM 1

3.3m x 3.61m (10'10" x 11'10")

Upvc double glazed window to the front elevation and double radiator.

BEDROOM 2

3.38m x 3.58m (11'1" x 11'8")

Upvc double glazed window to rear and double radiator.



SECOND FLOOR

ATTIC ROOM

3.18m x 5.11m (10'5" x 16'10")

Maximum measurements. Velux type window to the rear, double radiator. This room has been used by previous occupants as a third bedroom but may not have building regulations in place for this use.

OUTSIDE

There is an easily maintained courtyard to the rear with gated access to a passageway behind.

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating is installed. We have not tested any of the services or appliances and prospective purchasers should rely on their own enquiries in this respect.

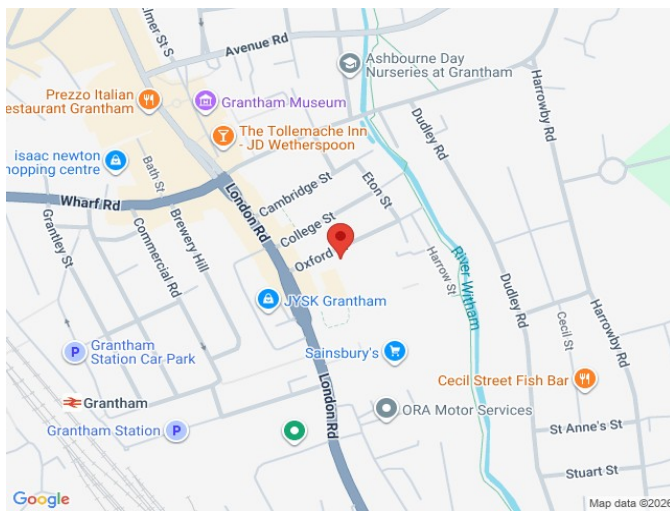
AGENTS NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and before a memorandum of sale can be issued.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.

Floorplan



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