



129 Dudley Road,  
Grantham, NG31 9AD



- Attention First Time Buyers + Investors
- Well-Presented Throughout
- Lounge
- Two Generous Bedrooms
- First Floor Bathroom
- Attic Room
- Enclosed Courtyard Garden
- Short Walk To Transport Links
- Popular Location
- Freehold - EPC Rating E



The perfect investment or first-time buy opportunity - this well-presented terraced home is ideally located close to a range of local amenities, Grantham town centre, and excellent transport links. The accommodation includes a welcoming lounge, a modern kitchen, two double bedrooms and a bathroom on the first floor, with a third bedroom located on the second floor. The property benefits from uPVC double glazing and gas-fired central heating, offering comfort and energy efficiency throughout. To the rear, there is a low-maintenance, enclosed courtyard garden.

## ACCOMMODATION

### LOUNGE

3.28m x 3.48m (10'10" x 11'5")

With part glazed entrance door, uPVC double glazed window to the front, radiator, laminate floor and wall light points.

### KITCHEN DINER

3.23m x 4.22m (10'7" x 13'10")

With uPVC double glazed window to the rear, half glazed door to the rear, eye and base level units, work surfacing with inset sink and drainer, gas hob with oven beneath, tiled splashback and stainless steel extractor over, wall mounted gas fired boiler and tiled floor.



## FIRST FLOOR

With stairs to the attic room.

### BEDROOM ONE

4.27m x 3.48m (14'0" x 11'5")

With uPVC double glazed window to the front aspect, wardrobe cupboard, laminate floor and radiator.

### BEDROOM TWO

2.54m x 2.41m (8'4" x 7'11")

With uPVC double glazed window to the rear aspect, radiator and laminate floor.

### BATHROOM

2.54m x 2.41m (8'4" x 7'11")

Having obscure glazed window to the rear aspect, a white suite comprising panelled bath with glazed shower screen, pedestal wash basin and low level WC., tiling, radiator and useful storage cupboard.

## SECOND FLOOR ATTIC ROOM

5.05m x 4.04m (16'7" x 13'4")

Having Velux style window to the front aspect and radiator.

## OUTSIDE

There is a low maintenance courtyard style garden to the rear.

## RIGHT-OF-WAY

There is a right-of-way across the rear yard of 127 to a shared passageway.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band A.

## DIRECTIONS

From High Street continue proceeding south on to St Peters Hill taking the left turn on to St Catherines and right on to Dudley Road itself. The property is on the left-hand side. Alternatively, continue along London Road taking the left turn at the traffic lights adjacent to McDonalds onto Bridge End Road (A52). Take the left turn onto Harrowby Road, left onto Bridge Street and right onto Dudley Road. The property is on the right.

## GRANTHAM

The property is situated close to the town with all its amenities and the railway station.

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.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

## AGENT'S 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.

## 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 we would ask for your co-operation in order that there will be no delay in agreeing the sale.

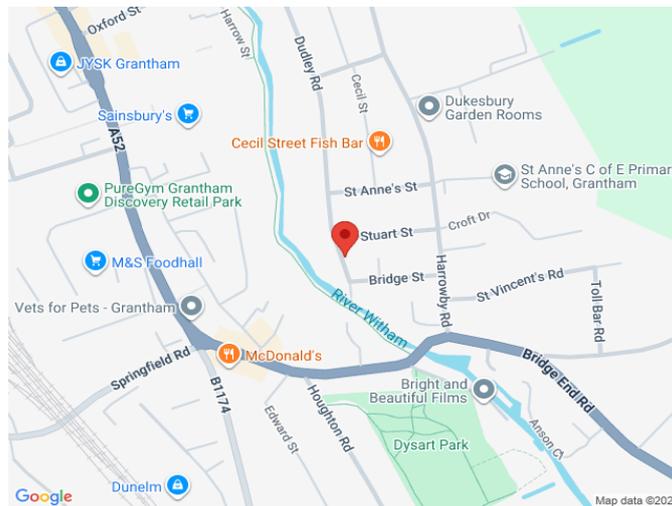
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For more information please call in the office or telephone 01476 591900.

# Floorplan



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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