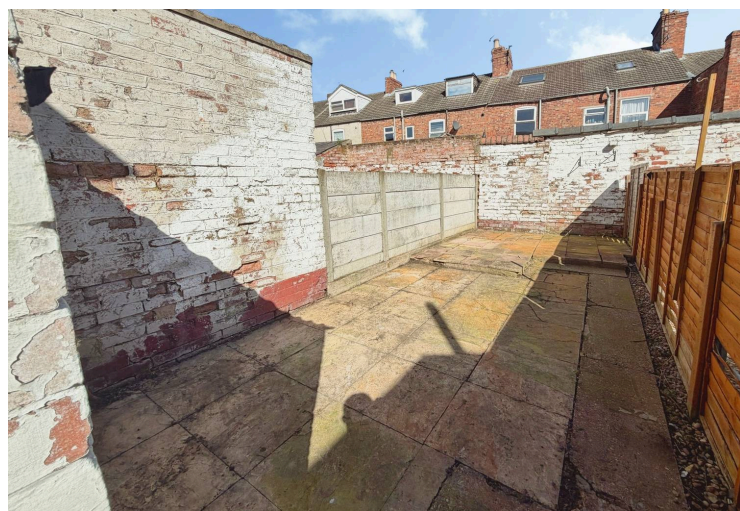


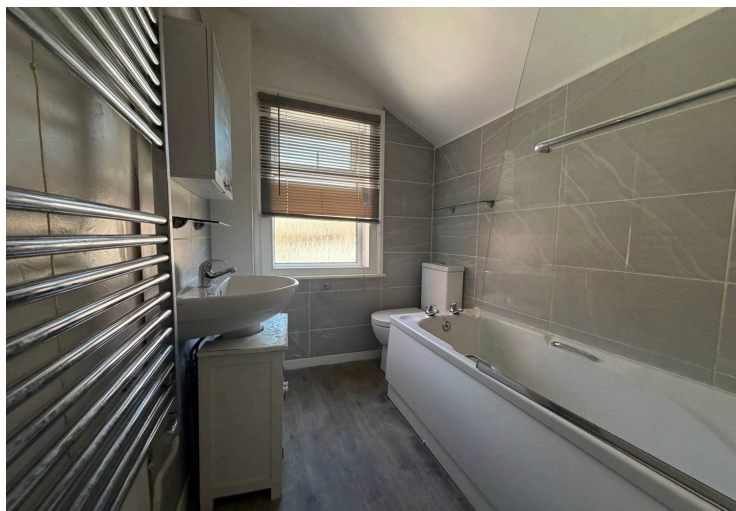
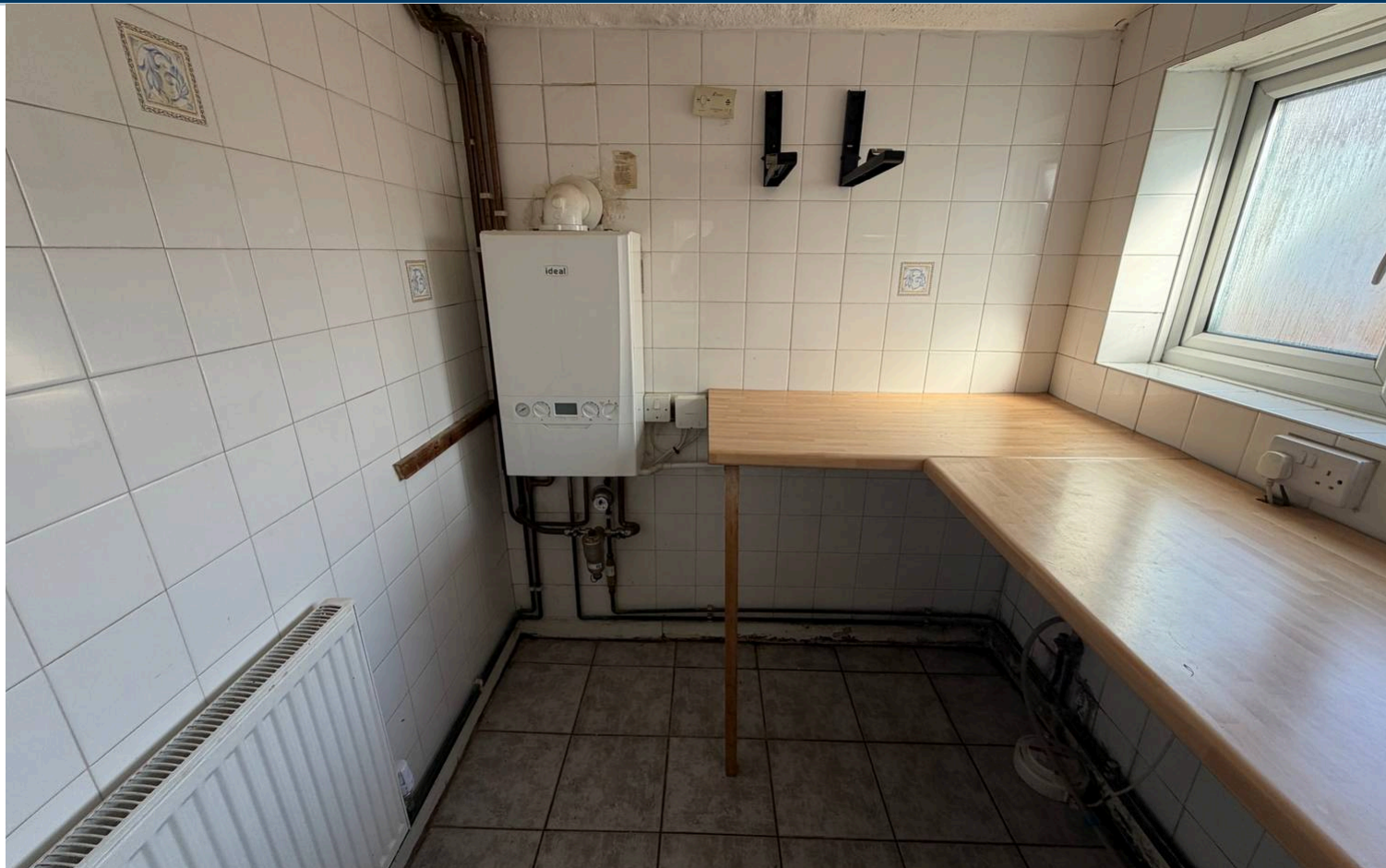


54 New Street, Grantham

£75,000 Freehold

For Sale by Modern Auction – T & C's apply · Subject to Reserve Price · Buyers fees apply · The Modern Method of Auction · Two Double Bedrooms · Close To Local Amenities · Attention First Time Buyers / Investors · Rear Garden · Council Tax Band: A





LOUNGE

10' 11" x 11' 3" (3.34m x 3.44m)

DINING ROOM

11' 2" x 11' 5" (3.41m x 3.47m)

KITCHEN

10' 10" x 5' 9" (3.31m x 1.74m)

LANDING

BEDROOM ONE

11' 3" x 11' 3" (3.44m x 3.43m)

BEDROOM TWO

6' 2" x 11' 3" (1.89m x 3.43m)

FAMILY BATHROOM

4' 9" x 7' 6" (1.45m x 2.29m)

SERVICES

Mains gas, electricity, water and drainage are connected

COUNCIL TAX

The property is in Council Tax Band A

AGENTS NOTE

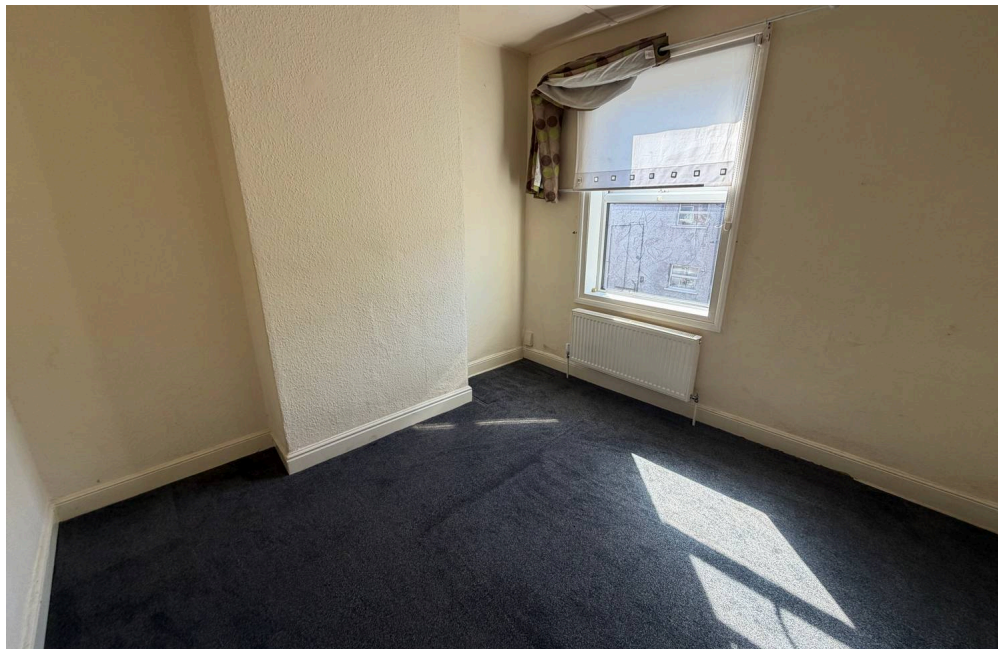
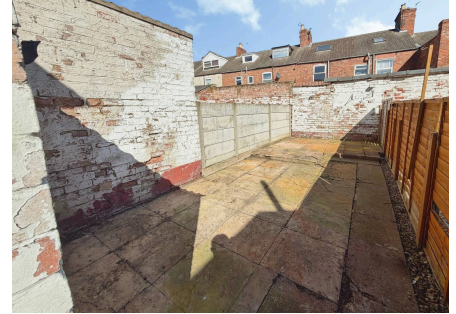
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



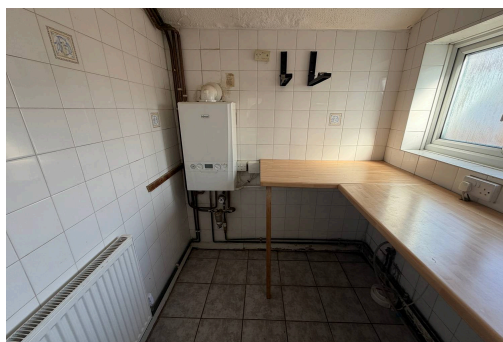
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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

Council Tax band: A

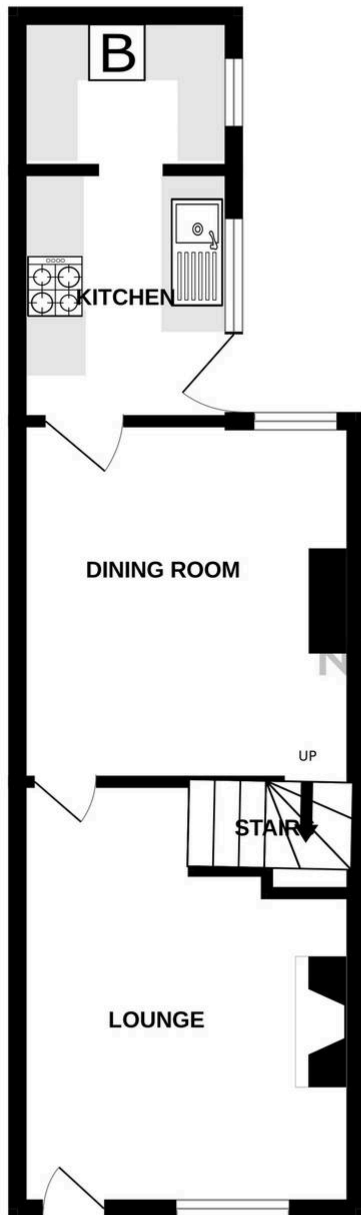
Tenure: Freehold



- Two Double Bedrooms
- Mid-Terrace Home
- Close To Local Amenities
- No Onward Chain
- Attention First Time Buyers / Investors
- Kitchen + Dining Room
- Rear Garden
- Upstairs Bathroom
- Council Tax Band: A
- EPC Rating: D



GROUND FLOOR



1ST FLOOR



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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