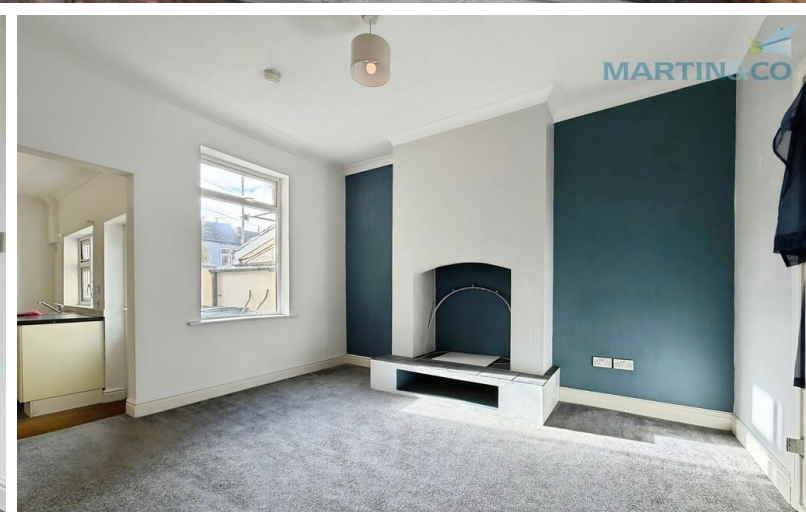


ON HOLD



Colville Terrace, Gainsborough

3 Bedrooms, 1 Bathroom, Mid-terraced

Offers In Region Of £110,000



Colville Terrace, Gainsborough

3 Bedrooms, 1 Bathroom

Offers In Region Of £110,000

- Three-bedroom mid-terrace property
- Two separate reception rooms
- Spacious four-piece ground-floor bathroom
- Fitted kitchen with adjoining utility area
- Front buffer & rear garden / yard

Three-Bedroom Mid-Terrace Home | Two Reception Rooms | Generous Bedrooms | Four-Piece Bathroom | Front Buffer & Enclosed Rear Garden | Vacant Possession | Freehold

An attractive three-bedroom mid-terrace property on Colville Terrace, Gainsborough, offering spacious accommodation, two separate reception rooms and a practical layout, making it an appealing option for first-time buyers, families or investors alike.

Recently spruced up ahead of coming to market, the property is ready to move into and enjoy, whilst offering scope for a new owner to update and modernise to their own taste over time. Outside, the property benefits from a front buffer providing a little separation from the pavement, together with an enclosed rear garden/yard offering useful outdoor space.

The accommodation begins with an entrance porch leading into the hallway, where stairs rise to the first floor and doors provide access to both reception rooms.



The front lounge is a comfortable reception space, benefiting from a bay window which allows natural light into the room. To the rear, the separate dining room provides additional living and entertaining space, with a window overlooking the rear aspect and useful under-stairs storage.

The kitchen is fitted with a range of wall and base units, a stainless-steel sink and drainer, and space for a cooker, washing machine and fridge-freezer. Tiled flooring and part-tiled walls provide a practical finish, while a door leads out to the enclosed rear garden/yard. An adjoining utility area offers further space for appliances and houses the wall-mounted boiler, with a separate door leading into the bathroom.



The ground-floor bathroom is particularly well proportioned and features a four-piece suite comprising a bath with shower attachment, a separate shower cubicle, wash basin and WC. Additional features include tiled flooring, part-tiled walls, a radiator, extractor fan and windows to the side and rear aspects.

To the first floor, the landing provides loft access and leads to three generously proportioned bedrooms. The principal bedroom is a spacious double room positioned to the front of the property, while bedroom two is another good-sized room overlooking the rear. Bedroom three offers further flexibility, whether used as a bedroom, nursery, home office or dressing room, depending on requirements.

Externally, the front buffer adds a welcome touch of separation from the street, while the enclosed rear garden/yard provides a private outdoor area with potential to personalise to suit individual needs.

The property is Freehold, falls within Council Tax Band

A and has an EPC rating of D.

Offering three bedrooms, two reception rooms, a spacious bathroom and vacant possession, this is a versatile property with plenty to offer. Whether you're looking for a home you can move straight into and gradually make your own, or an investment opportunity with potential for future rental income, this property is well worth a closer look.

Please contact our Gainsborough office for further information or to arrange a viewing.

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