



113 Dudley Road, Grantham

£145,000 Freehold

NO ONWARD CHAIN · Two Double Bedrooms · Upstairs Bathroom · Private Rear Garden · Well-Presented Throughout · Two Reception Rooms · Popular Residential Location · Close To Local Amenities · Council Tax Band: A





LOUNGE

12' 6" x 11' 9" (3.80m x 3.57m)

DINING ROOM

12' 5" x 11' 9" (3.79m x 3.57m)

KITCHEN

6' 5" x 17' 2" (1.96m x 5.22m)

BEDROOM ONE

11' 3" x 11' 7" (3.44m x 3.52m)

BEDROOM TWO

11' 9" x 8' 11" (3.57m x 2.73m)

COUNCIL TAX

The property is in Council Tax Band A.

SERVICES

Mains water, gas, electricity and drainage are connected.

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 right-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 left.



This property is offered for sale with **NO ONWARD CHAIN**, currently generating a rental income of **£750 per calendar month**. The property provides spacious and well-presented accommodation and is conveniently located within easy reach of a wide range of amenities, including the town's railway station.

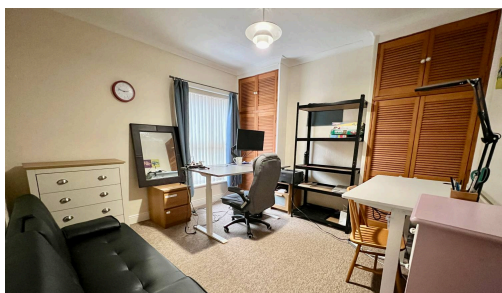
The accommodation comprises a lounge, dining room, kitchen, two well-proportioned bedrooms, and a first-floor bathroom. Externally, the property benefits from a private rear garden with a shed

Council Tax band: A

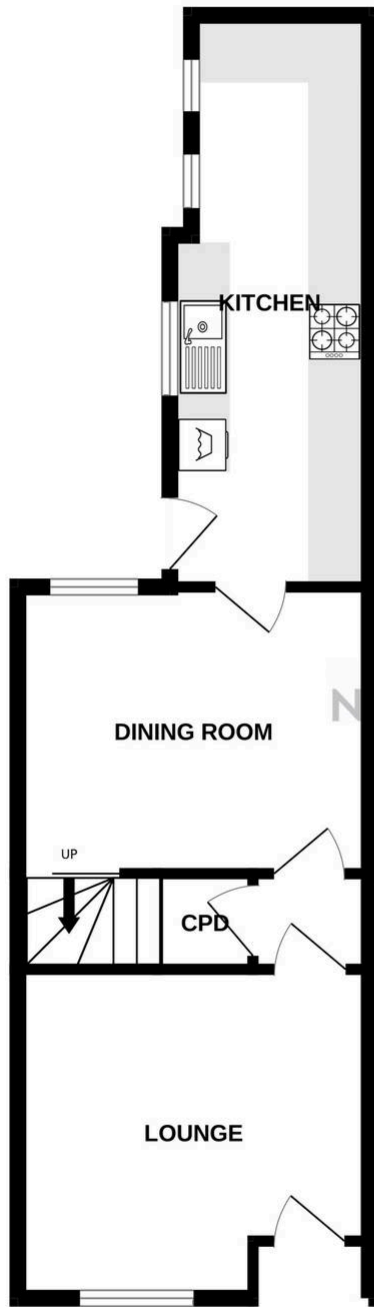
Tenure: Freehold



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- Close To Local Amenities
- Council Tax Band: A
- Attention Investors / First Time Buyers



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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