



Bridge End Road, Grantham



- Two Double Bedrooms
- Investment Opportunity
- Close To Grantham Town Centre
- Rear Garden Space
- Low-Maintenance Property
- Family Bathroom + W/C
- Freehold
- EPC rating D



**\*\*CURRENT TENANT IN SITU - ACHIEVING £760 PCM\*\***

This attractive bay-fronted two-bedroom mid-terrace residence offers well-proportioned accommodation throughout and is conveniently situated within easy walking distance of the town centre amenities.

The ground floor provides a welcoming living room, separate dining room, fitted kitchen, and a cloakroom/WC. To the first floor, the property comprises a generous principal bedroom with en suite bathroom, a further double bedroom, and landing.

Externally, the property benefits from an enclosed rear garden and on-street parking to the front. Further benefits include uPVC double glazing and gas central heating throughout.

### GRANTHAM

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. The property is within a short walk of the town

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.



## ACCOMMODATION

### LOUNGE

4.45m x 3.6m (14'7" x 11'10")

### INNER HALLWAY

### DINING ROOM

3.81m x 3.6m (12'6" x 11'10")

### KITCHEN

2.97m x 2.13m (9'8" x 7'0")

### CLOAKROOM

2.3m x 1.64m (7'6" x 5'5")

## FIRST FLOOR LANDING

### BEDROOM ONE

3.62m x 3.62m (11'11" x 11'11")

### BEDROOM TWO

3.67m x 3.6m (12'0" x 11'10")

### FAMILY BATHROOM

3.11m x 2.16m (10'2" x 7'1")



## 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.

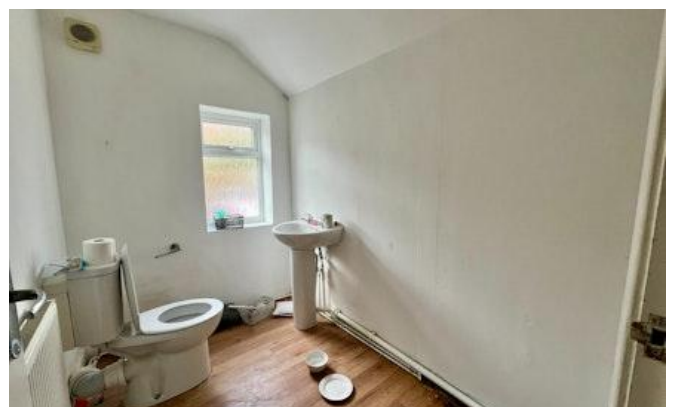
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

## 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.

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

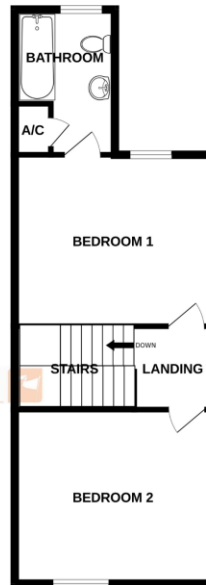


# Floorplan

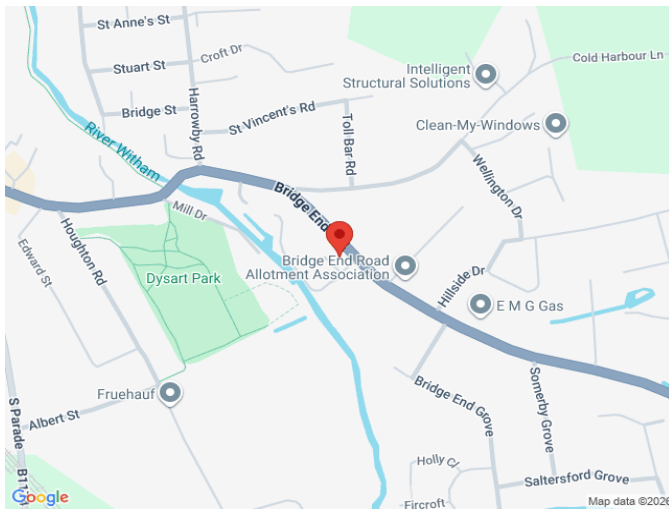
GROUND FLOOR



1ST FLOOR



NEWTONFALLOWELL



Newton Fallowell

01476 591900  
grantham@newtonfallowell.co.uk