

Kingston Avenue, Grantham NG31 7DS

william h brown

welcome to

Kingston Avenue, Grantham

Fully modernised two bedroom home, ready to move straight into. Offering a spacious lounge/diner, modern kitchen, two double bedrooms, enclosed rear garden and driveway parking. Conveniently located close to local amenities, making it an ideal first-time buy or investment opportunity.













Cloakroom

Lounge
10' x 11' 1" (3.05m x 3.38m)

Kitchen
10' x 10' 9" (3.05m x 3.28m)

Bedroom One
11' 1" x 11' 2" (3.38m x 3.40m)

Bedroom Two
11' 4" x 11' 4" (3.45m x 3.45m)

Family Bathroom

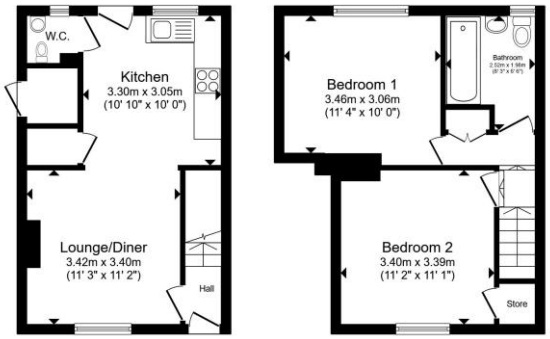
Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Kingston Avenue, Grantham

- Beautifully presented two bedroom home
- Fully modernised and move-in ready
- Modern fitted kitchen
- Two generous double bedrooms
- Driveway parking for two vehicles

Tenure: Freehold EPC Rating: D
Council Tax Band: A



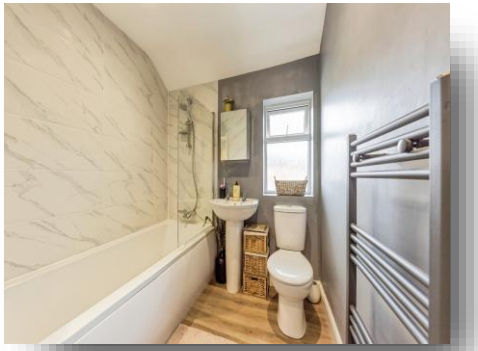
Total floor area 62.2 m² (670 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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£145,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114612

The Property Ombudsman

Property Ref:
GST114612 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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