HUNTERS®

HERE TO GET *you* THERE

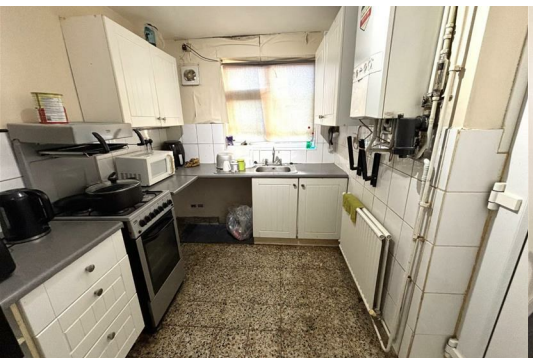
Prospect Terrace

Gainsborough, DN21 1BP

£65,000

2 1 1 C

Property had been achieving £575 per calendar month, we have a two bedroom mid terrace house located centrally within the market town of Gainsborough which is well served with local amenities including Marshalls Yard retail complex, cafes and restaurants,, leisure facilities and a number of well regarded schools.



ACCOMMODATION
Wooden entrance door with fan light leading into:

ENTRANCE HALLWAY
Stairs rising to the first floor accommodation, radiator and laminate flooring. Door giving access into:

DINING AREA 13'1" x 11'2" (3.99m x 3.41m)
uPVC double glazed window to the rear elevation, radiator, access to under stairs storage cupboard and opening into:

LOUNGE 12'2" x 10'11" (3.73m x 3.33m)
uPVC double glazed window to the front elevation, radiator and built in cupboard housing utility meters.

KITCHEN 10'9" x 7'1" (3.30m x 2.17m)
uPVC double glazed window to the rear elevation and uPVC entrance door to the side elevation. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for cooker and fridge freezer, provision for automatic washing machine, radiator and tiled flooring.

FIRST FLOOR LANDING
Loft access and doors giving access to:

BEDROOM ONE 14'6"n x 12'3" (4.42n x 3.74m)
Two uPVC double glazed windows to the front elevation and radiator.

BEDROOM TWO 13'2" x 9'1" (4.02m x 2.77m)
uPVC double glazed window to the rear elevation and radiator.

BATHROOM 10'5"n x 7'3" (3.19n x 2.21m)
uPVC double glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin, panel sided bath, tiled walls, radiator and built in linen cupboard.

EXTERNALLY
To the front the property is accessed from the public footpath and to the rear is an enclsoed low maintenance yard.

TENURE - Freehold

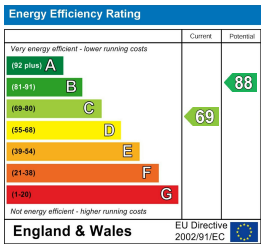
COUNCIL TAX
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

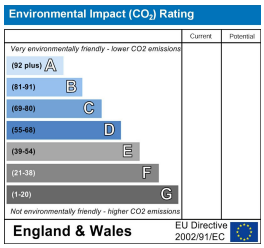
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

Area Map

Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

124 Trinity Street, Gainsborough, DN21 1JD
Tel: 01427 616118 Email: Gainsborough@hunters.com https://www.hunters.com