

HUNTERS[®]

HERE TO GET *you* THERE



Arkwright Street

Gainsborough, DN21 2QJ

Asking Price £79,995



We offer to the market with NO ONWARD CHAIN for ease of purchase a traditionally built two bedroom semi detached house located in a popular residential area within the market town of Gainsborough which is well served with amenities including Marshalls yard retail complex, leisure facilities and schools including the highly regarded Queen Elizabeth High School. EARLY VIEWING RECOMMENDED.



ACCOMMODATION

uPVC double glazed entrance door leading into:

OPEN PLAN LOUNGE DINING ROOM 22'4" x 11'11" (6.83m x 3.64m)

uPVC double glazed window to the front elevation and wooden part glazed entrance door to the rear elevation, brick built fireplace with tiled hearth and wooden mantle, two radiators, stairs rising to the first floor accommodation. Archway giving access to:

KITCHEN 8'10" x 6'11" (2.71m x 2.11m)

uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink with double drainer, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine and further space for low level appliance.

FIRST FLOOR LANDING

With doors giving access to:

BEDROOM ONE 12'3" x 11'0" (3.74m x 3.36m)

uPVC double glazed window to the front elevation, radiator, built in wardrobe and shelving features built into the alcoves.

BEDROOM TWO 10'11" x 6'8" to its maximum dimensions (3.33m x 2.04m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator and storage cupboard, loft access with pull down ladder.

SHOWER ROOM 5'4" x 5'2" (1.63m x 1.58m)

uPVC double glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin, shower cubicle with electric shower, tiled splashback and chrome heated towel rail.

EXTERNALLY

To the rear is an enclosed low maintenance yard with brick built storage/Utility area.

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 at £45.00 + VAT

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.

The Bank, 10a Silver Street, Gainsborough, DN21 2DP

Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>

Area Map



Floor Plans



Energy Efficiency Graph

