

HUNTERS®

HERE TO GET *you* THERE



Melrose Road

Gainsborough, DN21 2SD

Offers In The Region Of £100,000



Council Tax: A



26 Melrose Road

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ACCOMMODATION

uPVC double glazed entrance door leading into:

LOUNGE

14'0" x 12'0" (4.27m x 3.68m)

uPVC double glazed bow window to the front elevation, radiator and coving to ceiling, opening giving access into:

DINING ROOM

12'2" x 12'1" (3.73m x 3.70m)

uPVC double glazed window to the rear elevation, radiator, coving to ceiling. Door giving access to stairs rising to the first floor accommodation and second door giving access into:

KITCHEN

12'1" x 7'0" (3.69m x 2.14m)

uPVC double glazed entrance door and window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, provision for automatic washing machine and space for fridge freezer. Door giving access into:

BATHROOM

8'8" x 7'0" (2.65m x 2.15m)

uPVC double glazed window to the side elevation, suite comprising low level w.c., pedestal wash hand basin, panel sided bath, tiled splashback, radiator and useful storage cupboard.

FIRST FLOOR LANDING

With doors giving access to:

BEDROOM ONE

12'0" x 12'1" (3.68m x 3.70m)

uPVC double glazed window to the front elevation and radiator. Door giving access to useful storage cupboard.

BEDROOM TWO

12'3" x 9'2" (3.75m x 2.81m)

uPVC double glazed window to the rear elevation and radiator.

W.C.

4'1" x 3'0" (1.27m x 0.93m)

Suite comprising w.c. and hand basin with tiled splashback.

BEDROOM THREE

9'10" x 7'0" to its maximum dimension (3.02m x 2.14m to its maximum dimension)

uPVC double glazed window to the side elevation, radiator and cupboard housing the gas fired central heating boiler.

EXTERNALLY

To the front is a walled low maintenance buffer garden with pathway leading to the front entrance door and access to the side leading to the low maintenance enclosed rear 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 at £45.00 + VAT



Road Map



Hybrid Map



Terrain Map



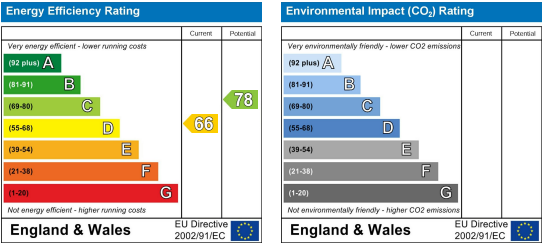
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

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.