



**Wroxall Drive, Grantham NG31 7EQ**

**welcome to**

## **Wroxall Drive, Grantham**

Semi-Detached bungalow in a popular location, good access to the A1 and A52 and the town centre. Compact accommodation benefitting from a lounge/dining room, kitchen, two bedrooms and bathroom. There is a driveway, garage and gardens. Call us to view on 01476 566363.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance

Entering the property to the side aspect through a part glazed door into an inner hall which leads to the rear garden. Door access into the bungalow hallway.

## Entrance Hallway

Carpet and access through to the lounge/diner, bedrooms and bathroom.

## Lounge/Diner

16' 2" x 19' 6" widest point ( 4.93m x 5.94m widest point )  
With two windows to the front aspect, two radiators, wall lights, fireplace with wood surround and electric fire. The lounge diner is shaped in an L shape proportion.

## Kitchen

8' 8" x 7' ( 2.64m x 2.13m )  
Window to the side aspect, having a range of units to both the floor and eye level with worktops over, stainless steel sink, space and plumbing for appliances, sliding doors into the lounge/diner.

## Bedroom One

10' 6" x 11' 6" widest point ( 3.20m x 3.51m widest point )  
With a window to the rear aspect, carpet and a radiator.

## Bedroom Two

8' 7" x 8' 8" ( 2.62m x 2.64m )  
With a window to the rear aspect, carpet and a radiator.

## Bathroom

4' 9" x 5' 9" ( 1.45m x 1.75m )  
Comprising of a bath with shower over, pedestal wash hand basin, low level WC, partial tiling to the walls and a radiator.

## Lean To

20' 2" x 7' 9" ( 6.15m x 2.36m )  
With brick and window.

## General Description Outside

Approaching the property to the front having a driveway for two vehicles leading to a good sized garage, lawn with borders and fencing.  
The tiered rear garden is of a good size mainly laid to lawn with shrub borders and enclosed by fencing.

Garage - Long garage with an up and over door, power and lighting.



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## Wroxall Drive, Grantham

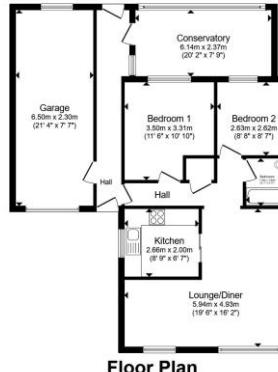
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached Bungalow
- Good Sized Lounge/Diner

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£125,000**



Floor Plan

Total floor area 96.8 m<sup>2</sup> (1,042 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.co



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Please note the marker reflects the postcode not the actual property



Property Ref:  
GST113969 - 0002

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.

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