

Ninth Avenue, Grantham NG31 9TF

william h brown

welcome to

Ninth Avenue, Grantham

Well-presented two-bedroom home on the outskirts of Grantham, featuring two double bedrooms, a fitted kitchen, living room and conservatory. With a driveway and enclosed rear garden, this property is ideal for first-time buyers or a young family. Call 01476 566363 to arrange a viewing.













Entrance
Entrance hall with wood effect flooring and radiator.

Lounge
14' 5" x 10' 6" (4.39m x 3.20m)
With wood effect laminate flooring, radiator and double doors leading to conservatory.

Kitchen
11' 7" x 8' 2" (3.53m x 2.49m)
Having a range of wood effect units at both floor and eye level with worktops over, stainless steel sink and drainer, built in electric oven, with a gas hob and extractor hood above. Space for washing machine, fridge freezer and dishwasher, wall mounted central heating boiler. Laminate wood effect flooring and window to the front aspect.

Conservatory
11' 10" x 9' 7" (3.61m x 2.92m)
This lovely addition to this home, is glazed with a dwarf wall, with a glazed door leading out to the rear garden, and double doors leading through into the lounge.

Bathroom
Recently modernised to include a bath with a shower over, fitted vanity sink unit, low level wc, tile effect wooden flooring, mermaid boards to the walls, heated towel rail and window to the front aspect.

First Floor Landing
With carpeted flooring and hatch access to the loft.

Bedroom One
14' 5" x 10' 6" (4.39m x 3.20m)
A very good size bedroom with a window to the rear aspect, carpeted flooring and a radiator.

Bedroom Two
14' 6" x 8' 10" (4.42m x 2.69m)
This second double bedroom with a window to the front aspect, laminate wood flooring, radiator, and built in airing cupboard.

Description Outside
To the front of the property, there is a front garden and a driveway for off road parking.

Gateway leading to the rear garden. The rear garden is mainly laid to grass with a feature paved patio area ideal for outside dining, fully enclosed with a fencing surround and also to include a shed.

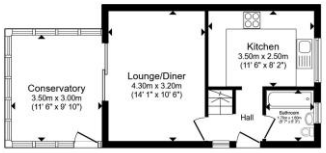
Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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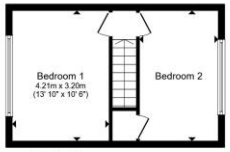
Ninth Avenue, Grantham

- Very well presented two bedroom house
- On the outskirts of town
- Two double bedrooms
- Kitchen, living room and conservatory
- Driveway and enclosed rear garden

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



Ground Floor



First Floor

Total floor area 69.7 m² (750 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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guide price

£170,000 - £180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114456 - 0010

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