



30 Rochester Drive, Grantham  
£174,995

 **NEWTON FALLOWELL**

## 30 Rochester Drive

Grantham, Grantham

Modern one-bedroom semi-detached bungalow in Barrowby Gate near Grantham. Features lounge/diner, fitted kitchen, gardens, driveway, garage, EPC D, Council Tax A.

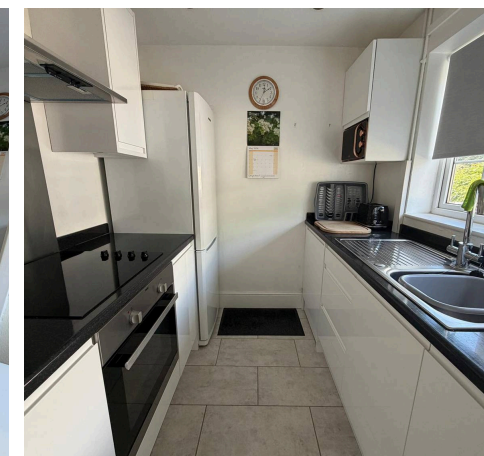
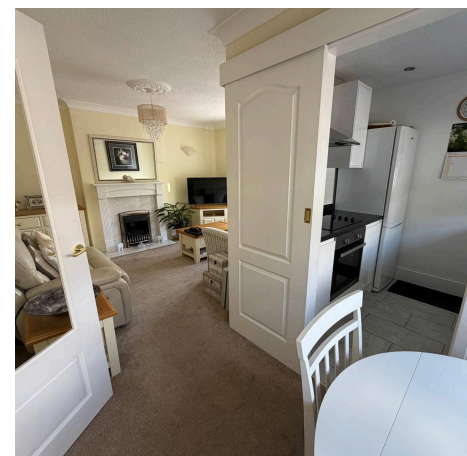
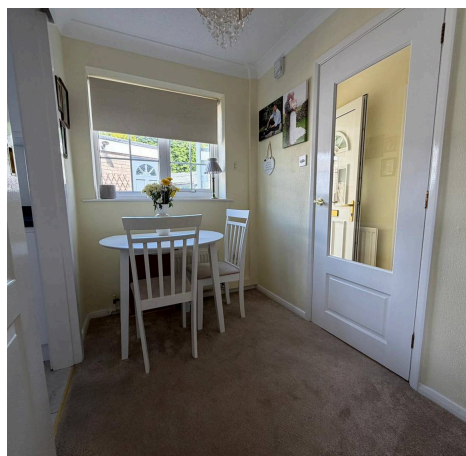
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern Bungalow
- Spacious Conservatory
- Semi-Detached
- Double Bedrooms
- Driveway + Garage
- Recently Re-Landscaped Rear Garden
- Lounge / Diner
- Viewing Highly Advised
- Council Tax Band: A
- EPC Rating: D





#### LOUNGE / DINER

12' 10" x 9' 7" (3.91m x 2.91m)

#### KITCHEN

6' 11" x 6' 10" (2.10m x 2.08m)

#### CONSERVATORY

#### BEDROOM ONE

9' 6" x 9' 8" (2.89m x 2.94m)

#### SHOWER ROOM

6' 3" x 5' 6" (1.90m x 1.67m)

#### GARAGE

#### SERVICES

Mains water, gas, electricity and drainage are connected.

#### COUNCIL TAX

The property is in Council Tax Band A.

#### AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### NOTE

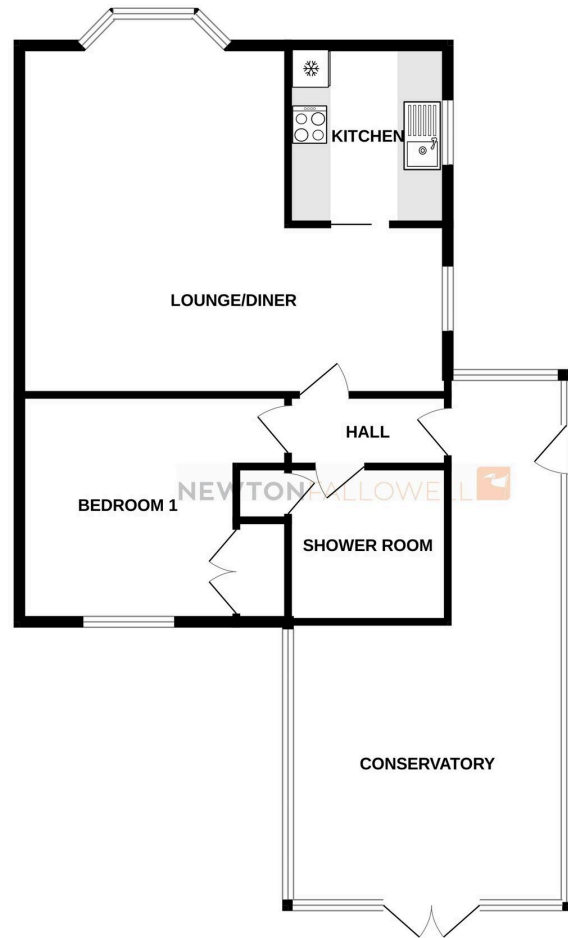
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Newton Fallowell Grantham

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