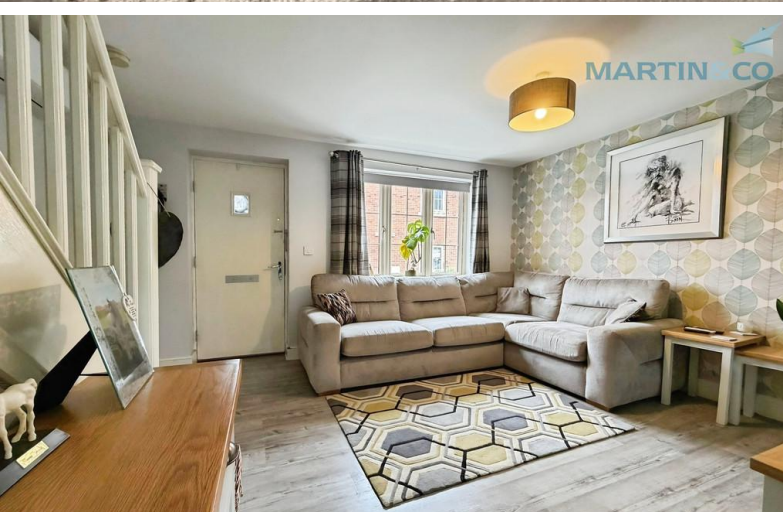


FOR SALE



Baker Avenue, Gringley on the Hill

3 Bedrooms, 1 Bathroom, Semi-detached house

Asking Price Of £72,000 (40% Shared Ownership)

MARTIN&CO



Baker Avenue, Gringley-on-the-Hill

3 Bedrooms, 1 Bathroom

Asking Price Of £72,000

(40% Shared Ownership)

- 40% shared ownership opportunity
- Modern three-bedroom family home
- Off-road parking available
- Private enclosed rear garden
- Downstairs W/C
- Popular village location

A fantastic opportunity to purchase a 40% shared ownership share of this well-presented three-bedroom modern mid-terraced home, ideally positioned on a quieter section of the popular Baker Avenue development in the sought-after village of Gringley-on-the-Hill.

This attractive property offers spacious and practical accommodation throughout, making it an ideal choice for first-time buyers, young families or those looking to step onto the property ladder in a desirable village location.

The ground floor provides a welcoming and comfortable lounge, a useful downstairs WC and a fantastic kitchen diner. The kitchen provides an excellent social space with ample room for dining and entertaining, with the open-plan feel creating a practical hub for modern family life.

To the first floor are three bedrooms, including two particularly generous rooms, together with a modern family bathroom. The accommodation offers excellent versatility, with the third bedroom providing a useful additional bedroom, home office or nursery space depending on the purchaser's requirements.

Externally, the property benefits from off-road parking to the front, together with a private rear garden which provides a lovely outdoor space to relax and enjoy. The current owner has maintained the property well, although there is scope for some minor decorative updates, allowing the next owner the opportunity to add their own personal style and make this already appealing home their own.

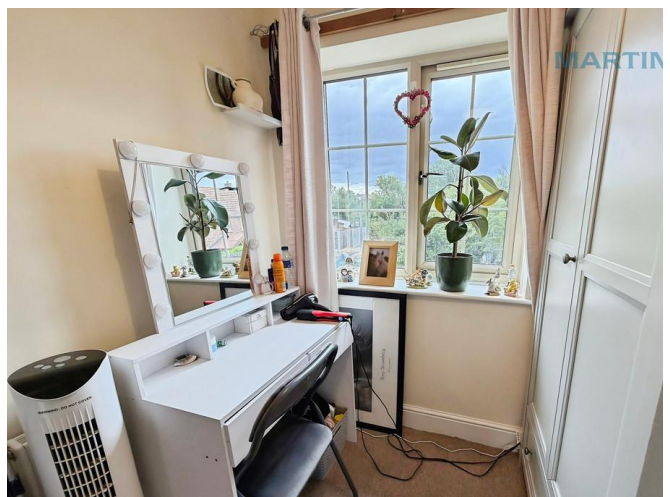
Located within the popular village of Gringley-on-the-Hill, the property offers a peaceful setting whilst remaining within easy reach of local amenities and





nearby towns, making it a great opportunity for those looking for a village lifestyle without being isolated.

Available to purchase as a 40% shared ownership share at £72,000. The monthly rent payable on the remaining 40% share is £275.61, together with a monthly service charge of £14.65. Further details regarding the shared ownership scheme and eligibility requirements are available upon request.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.