

HUNTERS[®]

HERE TO GET *you* THERE



Gordon Street

Gainsborough, DN21 1DW

£90,000



Council Tax: A



51 Gordon Street

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£90,000



ACCOMMODATION

uPVC double glazed door leading into:

ENTRANCE HALLWAY

With stairs rising to the first floor accommodation, radiator.

LOUNGE

13'0" x 11'5" (3.98m x 3.50m)

uPVC double glazed window to the front elevation, radiator and fireplace with electric fire feature.

DINING ROOM

12'11" x 11'4" (3.94m x 3.47m)

uPVC double glazed window to the rear elevation, radiator, access to under stairs storage area. Door giving access into:

KITCHEN

12'2" x 9'0" to its maximum dimensions (3.72m x 2.76m to its maximum dimensions)

uPVC double glazed 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, integrated electric oven, four ring electric hob with extractor over, provision for automatic washing machine and space for low level appliance, tiled flooring and doorway into:

REAR HALLWAY

Wall mounted gas fire central heating boiler and further door giving access into:

BATHROOM

9'11" x 7'1" (3.04m x 2.16m)

uPVC double glazed window to the side elevation,

four piece suite comprising w.c., pedestal wash hand basin, bath and separate shower cubicle with electric shower and mermaid boarding, part wood panelled walls, tiled flooring and radiator.

FIRST FLOOR LANDING

With doors giving access to:

BEDROOM ONE

14'11" x 12'11" (4.55m x 3.96m)

Two uPVC double glazed windows to the front elevation and radiator.

BEDROOM TWO

13'0" x 9'1" (3.98m x 2.78m)

uPVC double glazed window to the rear elevation, radiator and loft access.

W.C.

5'0" x 3'7", (1.54m x 1.10m,)

Two piece suite comprising w.c. and pedestal wash hand basin with tiled splashback and radiator.

BEDROOM THREE

9'1" x 8'4" to its maximum dimensions (2.78m x 2.55m to its maximum dimensions)

uPVC double glazed window to the side elevation and radiator.

EXTERNALLY

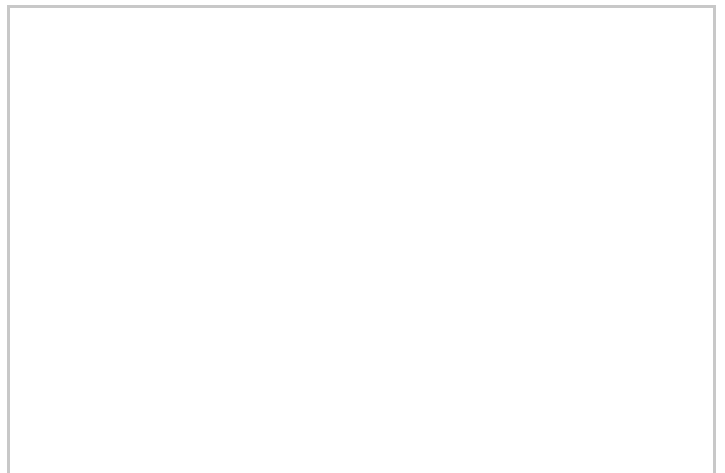
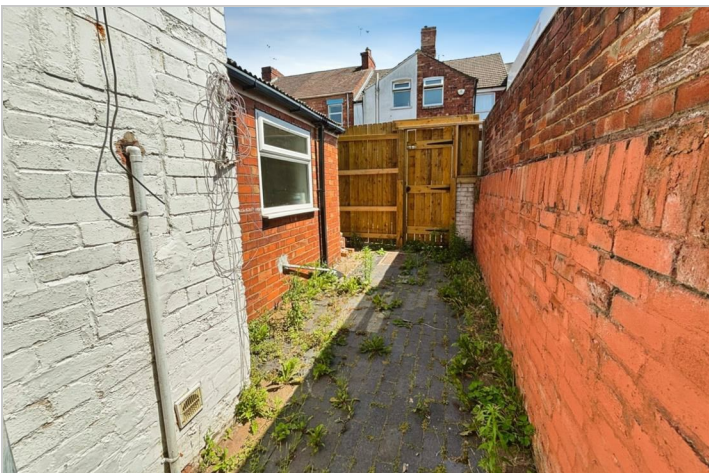
To the front is a low walled buffer garden with pathway leading to the front entrance door and to the rear is an enclosed low maintenance yard with gated access.

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



Road Map



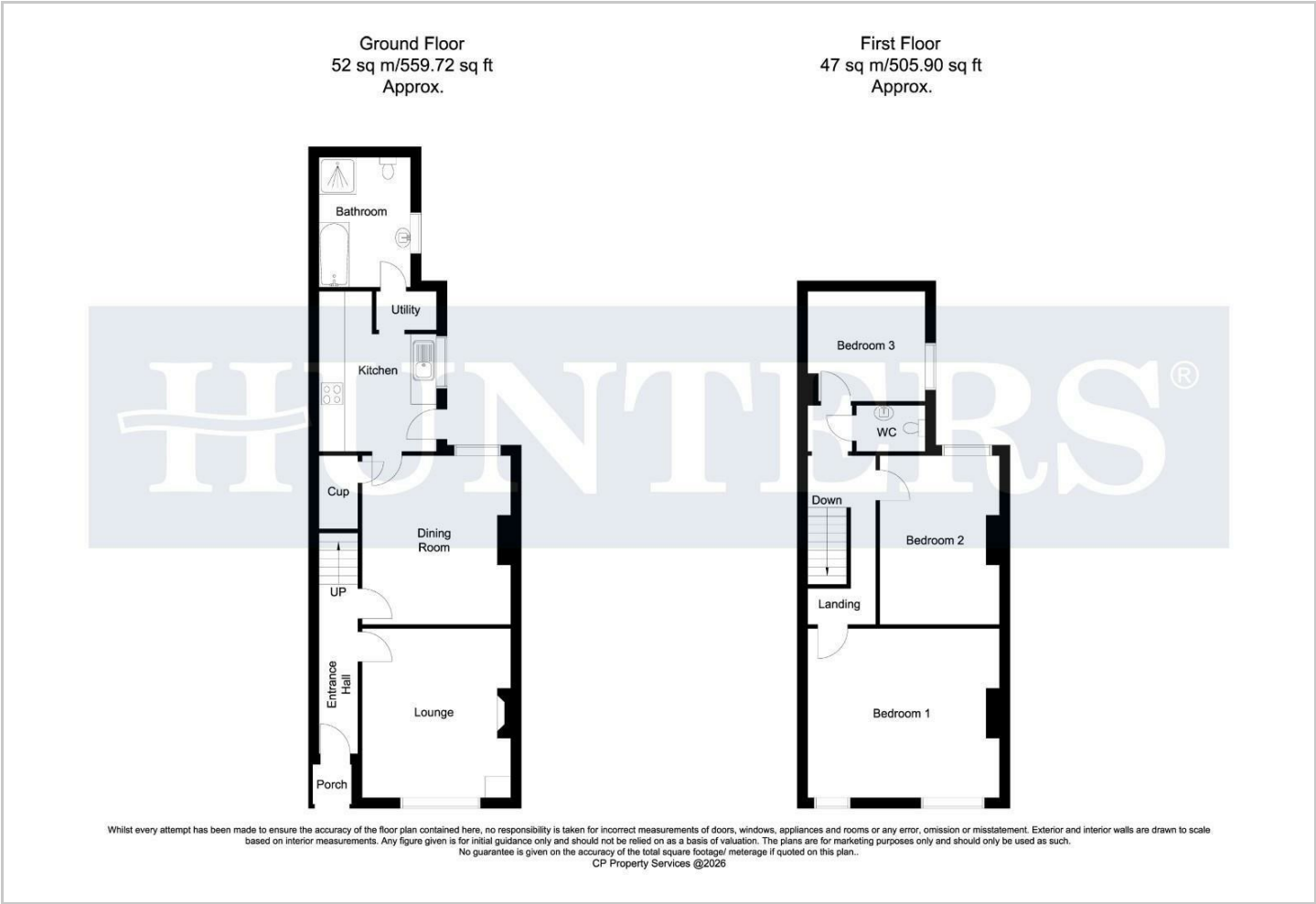
Hybrid Map



Terrain Map



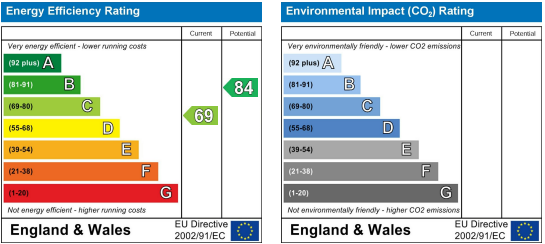
Floor Plan



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.