

FOR SALE

MARTIN & CO



Sunningdale Way, Gainsborough

3 Bedrooms, 1 Bathroom + GF W/C, Mid-terraced

Offers In Region Of £149,995

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- NO ONWARD CHAIN
- THREE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- IDEAL FIRST-TIME BUY
- FRONT & REAR GARDENS
- GROUND FLOOR W/C

THREE BEDROOMS | MID-TERRACE | NO ONWARD CHAIN | IDEAL FIRST-TIME BUY | WELL-PROPORTIONED ACCOMMODATION | GROUND FLOOR W/C | COUNCIL TAX BAND A | LEASEHOLD

An excellent opportunity to purchase this three-bedroom mid-terrace property, ideally situated within this established residential area of Gainsborough and offered for sale with the significant benefit of NO ONWARD CHAIN.

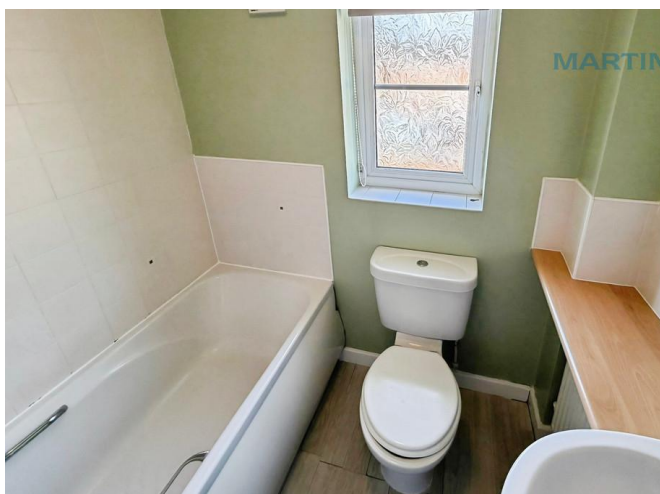
Representing an appealing opportunity for first-time buyers, young families or anyone looking for an affordable home, the property provides well-proportioned accommodation arranged over two floors and offers plenty of scope for a new owner to make it their own.

The accommodation briefly comprises an entrance hall leading through to a spacious lounge, which provides a comfortable principal reception room with plenty of space for everyday living and entertaining. A ground floor W/C is also provided for added convenience.

The kitchen is positioned to the rear and provides a practical range of fitted units and work surfaces, together with space for the usual appliances and access towards the outside.

To the first floor are three bedrooms, providing excellent flexibility for modern family living. The principal bedroom is a good-sized double, with the second bedroom also offering comfortable proportions. The third bedroom provides a useful additional room which could be utilised as a child's bedroom, home office, nursery or dressing room depending upon the buyer's requirements.

Completing the accommodation is the family bathroom,





fitted with a three-piece suite.

Outside, the property benefits from front and rear gardens, providing useful outdoor space and offering the opportunity for the new owner to personalise and improve to their own taste.

early viewing is highly recommended. Contact Martin & Co Gainsborough today to arrange yours.

Tenure: Leasehold - 155 years from 1 May 2006

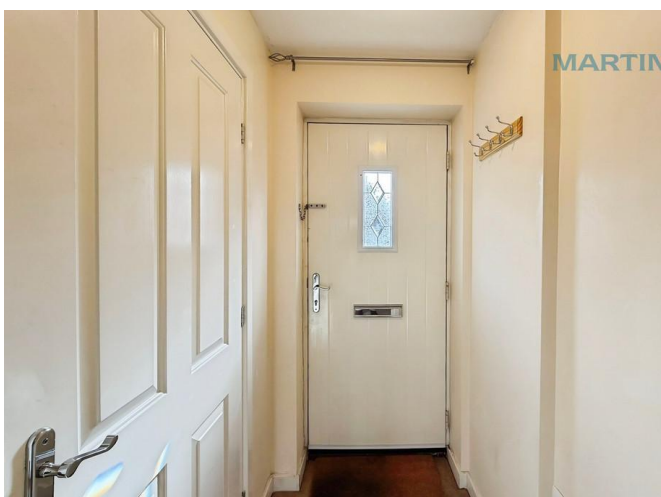
Council Tax: Band A

EPC: C

Sunningdale Way is an established residential location within Gainsborough, conveniently positioned for a range of local amenities, schools and everyday facilities, whilst Gainsborough town centre and wider transport links are also within easy reach.

With three bedrooms, good-sized living accommodation, gardens, a ground floor W/C and no onward chain, this is an excellent opportunity for someone looking to take their first step onto the property ladder or secure a competitively priced family home.

Properties offering this combination of accommodation and no onward chain can attract strong interest, so an





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Martin & Co Gainsborough

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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.