



9 Cavendish Way, Grantham
£185,000

 **NEWTON FALLOWELL**

9 Cavendish Way

Grantham

Modern semi-detached home with 2 double bedrooms, stylish bathroom, spacious living area, garden, garage, driveway, and alarm system. Close to Grantham centre, schools, and amenities.

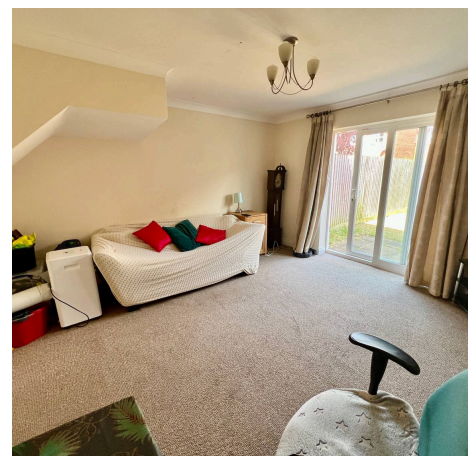
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO ONWARD CHAIN
- WELL-PRESENTED HOME
- TWO DOUBLE BEDROOMS
- GARAGE + DRIVEWAY PARKING
- FAMILY BATHROOM
- POPULAR RESIDENTIAL LOCATION
- GOOD TRANSPORT LINKS
- SEMI-DETACHED PROPERTY
- DOWNSTAIRS WC
- REAR GARDEN





ENTRANCE HALL

CLOAKROOM

5' 7" x 2' 11" (1.69m x 0.89m)

KITCHEN

9' 7" x 6' 0" (2.93m x 1.84m)

LOUNGE / DINER

12' 10" x 14' 8" (3.90m x 4.47m)

FIRST FLOOR LANDING

BEDROOM ONE

9' 7" x 8' 4" (2.91m x 2.53m)

BEDROOM TWO

9' 1" x 12' 10" (2.77m x 3.91m)

BATHROOM

8' 9" x 5' 6" (2.66m x 1.67m)

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX BAND

The property is in Council Tax Band B.

AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.



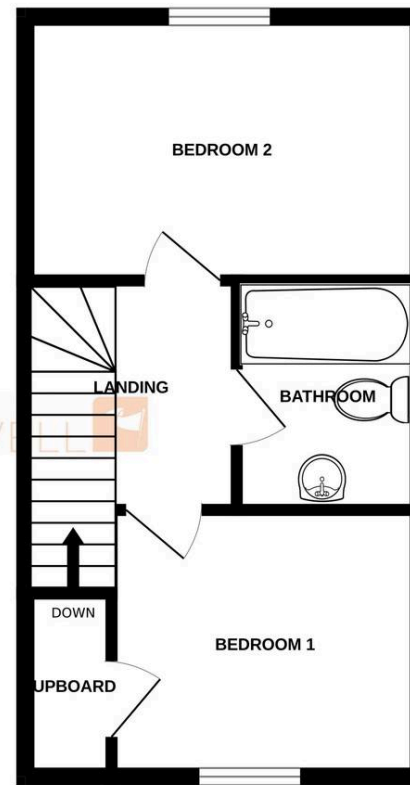




GROUND FLOOR



1ST 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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