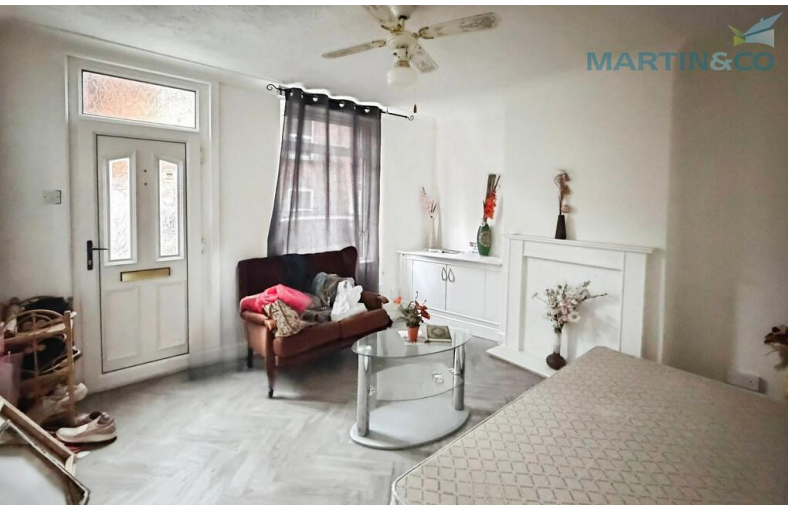
FOR SALE







Britannia Terrace, Gainsborough

2 Bedrooms + attic room, 1 Bathroom, Mid-terraced

Offers In Region Of £52,500

MARTIN&CO



Britannia Terrace,

Gainsborough

2 Bedrooms + attic room, 1 Bathroom

Offers In Region Of £52,500

- **Two genuine double bedrooms**
- **Useful attic room / additional accommodation**
- **Ground-floor bathroom**
- **Enclosed low-maintenance rear yard**
- **Ideal first-time purchase, investment or renovation project**



Traditional Two-Double-Bedroom Terrace | Useful Attic Room | Kitchen-Diner | Ground-Floor Bathroom | Enclosed Rear Yard | Central Gainsborough Location | Ideal Modernisation Opportunity

An excellent opportunity to acquire a traditional mid-terrace property in a convenient Gainsborough location, offering two well-proportioned double bedrooms, a useful attic room and a practical layout arranged over three levels.

The property has been maintained as a comfortable home but would now benefit from a programme of modernisation and cosmetic improvement, providing an exciting opportunity for a purchaser to update the accommodation to their own taste and add value over time. With its generous room proportions, useful additional attic space and convenient location close to Gainsborough town centre, this could make an appealing first-time purchase, investment or renovation project.

The property is entered via a uPVC double-glazed doorway into the main lounge.

The lounge is a comfortable front-facing reception room with a uPVC double-glazed window and feature fireplace surround, providing a welcoming starting point to the accommodation.

An inner hall leads through to the kitchen-diner and provides access to the staircase rising to the first floor.

The kitchen-diner provides a useful combined cooking and dining space, with a range of base and wall-mounted units, work surfaces and an inset stainless-steel sink and drainer. There is space for a cooker with four-ring hob and extractor, together with space for a



fridge-freezer and useful under-stairs storage. A breakfast bar provides a practical division between the kitchen and dining areas, while a rear-facing uPVC double-glazed window provides natural light.

A rear hall provides access to the outside and includes laminate flooring and plumbing for a washing machine.

The ground-floor bathroom is a particularly useful feature, fitted with a three-piece suite comprising WC, vanity wash hand basin and panelled bath, together with a separate tiled shower cubicle. There is also a uPVC window to the side, radiator and laminate flooring.

First Floor

The first-floor landing provides access to the two main bedrooms and a further staircase leading to the attic room.

Bedroom one is a good-sized double bedroom positioned to the front of the property, with a uPVC double-glazed window, laminate flooring, radiator and useful storage cupboard.

Bedroom two is another well-proportioned double bedroom overlooking the rear, again with laminate flooring and radiator.

Attic Room

The attic provides a valuable additional room with a double-glazed Velux window, laminate flooring and radiator. This versatile space could be used as a home office, hobby room, occasional guest space, dressing room or additional storage, subject to any necessary permissions and regulations. It should not be regarded as a formal third bedroom without confirmation of its status.





Outside

To the rear is an enclosed, low-maintenance yard with a dedicated seating area, providing a useful outdoor space for relaxing, entertaining or enjoying during warmer months.

Location

Britannia Terrace is conveniently positioned for access to Gainsborough town centre and the wide range of shops, services and amenities available within the town. The property is also well placed for local schools, transport links and everyday conveniences.

Further Information

The property benefits from majority uPVC double glazing and gas central heating.

Offering two genuine double bedrooms, useful additional attic accommodation, a kitchen-diner, ground-floor bathroom and enclosed rear yard, this is a property with plenty of potential for a purchaser looking to modernise and create a home to their own specification.

Early viewing is recommended to appreciate the space, layout and potential this property has to offer.

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