



121 Victoria Street, Grantham  
Grantham

£140,000

**David**Grace





## 121 Victoria Street

Grantham, Grantham

Well-presented two-bedroom home in central Grantham, near amenities and station. Modern kitchen, two double bedrooms, enclosed garden, on-street parking. Ideal for first-time buyers or investors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Investor or First- Time Buyer Alert!
- Two Bedroom Terraced Home in Central Grantham
- Potential Rental Income and Yield - £850 pcm and 7.29%
- Large Lounge - Perfect for Cozy Evenings
- Renovated and Modern Kitchen
- Dining Room - Great for Entertaining
- Downstairs WC and Ensuite
- Two Double Bedrooms - Perfect for a Small Family
- Garden and On-Street Parking
- EPC - D



**Entrance Hall**

**Lounge**

12' 2" x 11' 10" (3.70m x 3.60m)

**Dining Room**

12' 2" x 12' 2" (3.70m x 3.70m)

**Kitchen**

14' 9" x 7' 7" (4.50m x 2.30m)

**WC**

**Landing**

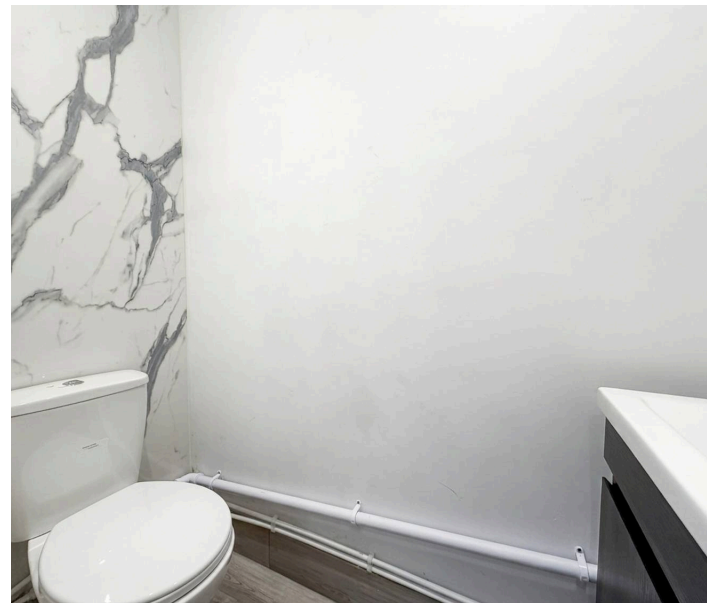
**Bedroom 1**

13' 1" x 12' 2" (4.00m x 3.70m)

**Bedroom 2**

12' 2" x 11' 10" (3.70m x 3.60m)

**Ensuite**





**GARDEN**

**ON STREET**

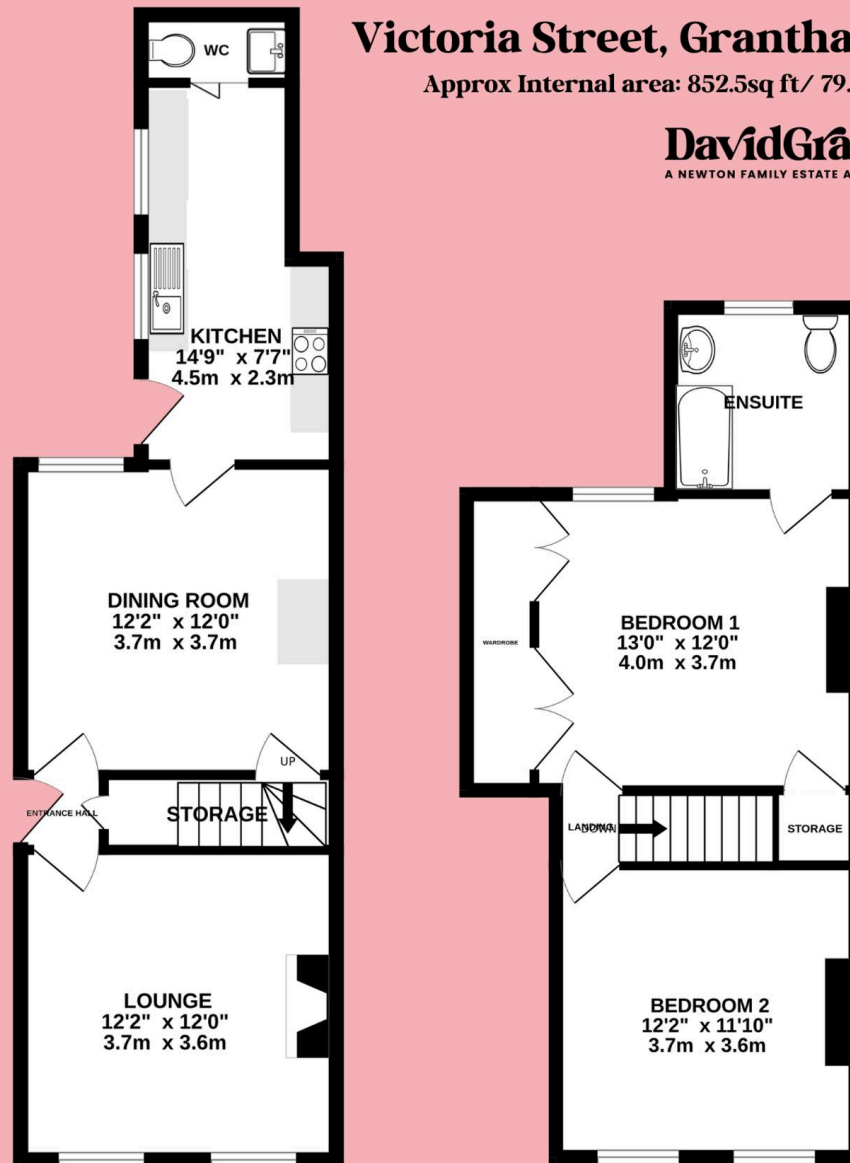
1 Parking Space



# Victoria Street, Grantham

Approx Internal area: 852.5sq ft/ 79.2m<sup>2</sup>

**DavidGrace**  
A NEWTON FAMILY ESTATE AGENCY



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



## David Grace Estate Agents

71 High Street, Grantham - NG31 6NR

01476 833833 • [sell@davidgrace.co.uk](mailto:sell@davidgrace.co.uk) • [www.davidgrace.co.uk](http://www.davidgrace.co.uk)

**David**Grace