



Connells

Birmingham Close
Grantham



Property Description

Connells are delighted to bring to the market this two bedroom detached bungalow with a driveway and garage.

The property opens into a welcoming entrance hall providing access to all principal rooms, including a useful storage cupboard. The property benefits from two generously sized bedrooms, with Bedroom one benefiting from a charming bay window that allows for plenty of natural light.

The heart of the home is the bright and airy lounge, offering ample space for both relaxation and dining. This leads seamlessly into a delightful conservatory, providing an additional versatile living area perfect as a sunroom, home office, or dining space overlooking the outdoors.

The kitchen offers a practical layout for everyday living. A shower room completes this home.

Externally, To the front of the property there is a tarmac drive, lawn area with plants and shrubs. To the rear there is a fully enclosed garden with well established plants and shrubs. Driveway for one car in front of the single garage.

Early viewing is highly recommended to fully appreciate the space and versatility this property has to offer.

**** This home is being sold with no chain****

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Landing

With two built in cupboards, carpet and a radiator.

Lounge

With patio doors leading to the conservatory, carpet and two radiators.

Kitchen

With a double glazed window glazed window to the side, wood laminate flooring, range of wall and base units, worktop, spotlights to the ceiling, electric oven, induction hob.

Conservatory

With a brick base, window to the rear, electric power, carpet and three radiators.

Bedroom One

Double bedroom, double glazed bay window to the side, carpet and a radiator.

Bedroom Two

Double bedroom, double glazed window to the sides, fitted wardrobes, carpet and a radiator.

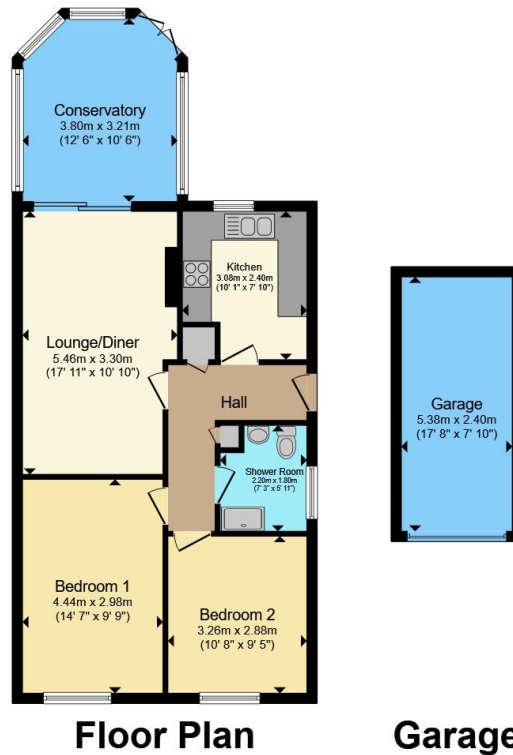
Shower Room

With a double glazed window to the front, walk in shower, wood laminate flooring, W.C, wash hand basin and a towel radiator.









Total floor area 83.1 m² (894 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they 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). Powered by www.propertybox.io



To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309509



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GRM309509 - 0004