

Tyndal Road, Grantham NG31 8AH

william
h brown

welcome to

Tyndal Road, Grantham

GUIDE PRICE £170,000 - £175,000 - Beautifully presented two bedroom traditional terrace house located close to the town. With two reception rooms, two double bedrooms and an upstairs family bathroom. Easy maintenance rear garden. Call us to view on 01476 566363.













Entrance
UPVC Part glazed front door leading into the dining room.

Dining Room
11' 9" max x 11' 2" (3.58m max x 3.40m)
Beautifully presented in keeping with a period property this dining room has dark wood stained flooring, A decorative Victorian style tiled fireplace with a wooden Adam style surround. Picture rails to the walls, deep skirting boards. Fitted cupboard to one side of the chimney breast housing the meters and the consumer unit. Window to the front aspect, Radiator and doorway leading to the inner hallway.

Inner Hall
With a staggered staircase to the first floor, radiator, doorway leading to a large under stairs storage area and second door leading to the lounge

Lounge
11' 10" max x 11' 3" (3.61m max x 3.43m)
Having a white Adam style feature fireplace, with a feature log burner style mock stove which is a fan heater. Parquet style tiled flooring, radiator, window to the rear aspect and door leading to the kitchen.

Kitchen
8' 10" x 6' 2" (2.69m x 1.88m)
With cream coloured base units, a black one and a half sink unit with a single drainer and a mixer tap over. Built-in electric oven with a five ring gas hob and an extractor hood above. Space for appliances. Window to the side aspect and part glazed door leading out to the rear garden.

First Floor Landing
This spacious landing area has an open balustrade staircase, and a hatch access to the loft and two radiators.

Bedroom One
11' 3" x 11' 11" max (3.43m x 3.63m max)
This generous size double bedroom has a window to the front aspect, cast-iron Victorian style fireplace, radiator. Built-in double fitted wardrobe to one side of the chimney breast and an archway to the other side of the chimney breast and picture rails to the walls, deep skirting boards.

Bedroom Two
11' 4" x 8' 2" max (3.45m x 2.49m max)
This very good size second bedroom has a window to the rear aspect, cast-iron Victorian fireplace and a radiator.

Family Bathroom
8' 11" x 6' 2" (2.72m x 1.88m)
Comprising of a P shaped bath with a shower fitment over and fitted modesty screen. Pedestal wash hand basin and low-level WC. Tiled floor and part tiling to the walls, radiator. Built-in cupboard housing the central heating boiler and a window to the rear aspect.

Description Outside
To the rear of the property there are steps leading up to the garden which has been block paved for easy maintenance and which could be ideal for outside dining. Fully enclosed by a brick wall.
To the rear of the property there are sizeable brick built outbuildings ideal for storage or with potential for extending the kitchen into this area. Please note there is gated access from the garden across number 13 for bin access.

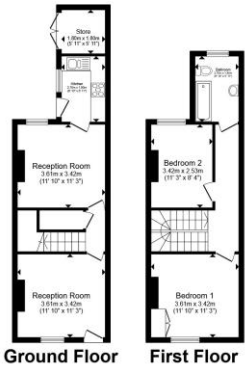
Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Tyndal Road, Grantham

- TRADITIONAL TERRACE HOUSE
- PRESENTED TO A VERY GOOD STANDARD
- TWO RECEPTION ROOMS AND TWO DOUBLE BEDROOMS
- EASY MAINTENANCE REAR GARDEN
- CLOSE TO THE TOWN

Tenure: Freehold EPC Rating: C
Council Tax Band: A



Total floor area 76.5 m² (824 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

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guide price

£170,000 - £175,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114324 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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