HUNTERS®

HERE TO GET *you* THERE

Pillard House Lane

Gainsborough, DN21 1HX

£70,000

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We offer to the market a three bedroom mid terrace house sold with TENANT IN SITU and currently achieving £415 pcm, located centrally within the market town of Gainsborough which is well served with amenities including Marshall yard retail complex, schools, cafes, restaurants and the riverside. Accommodation briefly comprising Lounge, Dining Room, Kitchen, three Bedrooms and Bathroom.

ACCOMMODATION
uPVC double glazed entrance door leading into:

LOUNGE 12'6" x 11'2" (3.83m x 3.42m)
uPVC double glazed window to the frotn elevation, radiator, tiled fireplace and hearth with open fire, door leading into:

INNER HALLWAY
With stairs rising to the first floor accommodation and further door opening into:

DINING ROOM 12'6" x 11'3" (3.82m x 3.45m)
uPVC double glazed window to the rear elevation, radiator, brick built fireplace. Door leading into:

KITCHEN 9'8" x 6'10" (2.96m x 2.09m)
Wooden part glazed entrance door to the side elevation, two uPVC double glazed windows to the side elevation, fitted kitchen comprising base and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap over, space for cooker, fridge freezer and provision for automatic washing machine.

FIRST FLOOR LANDING
Doors giving access to:

BEDROOM ONE 12'6" x 11'3" (3.82m x 3.43m)
uPVC double glazed window to the front elevation, radiator and door into storage cupboard.

BEDROOM TWO 12'0" x 11'3" (3.68m x 3.45m)
uPVC double glazed window to the rear elevation, radiator, loft access and doorway into:

BEDROOM THREE 9'7" x 7'6" (2.94m x 2.29m)
uPVC double glazed window to the rear elevation, radiator and wall mounted gas fired central heating boiler.

BATHROOM 14'0" x 5'0" to its maximum dimensions (4.28m x 1.53m to its maximum dimensions)
Suite comprising w.c, pedestal wash hand basin and bath with tiled splashback, radiator, uPVC double glazed window to the rear elevation.

EXTERNALLY
To the front is a low maintenance buffer garden with pathway leading to the front entrance door and to the rear an enclosed low maintenance yard.

TENURE - Freehold

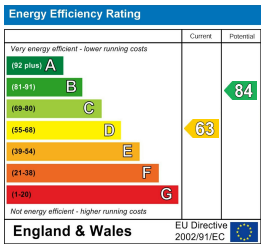
COUNCIL TAX
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

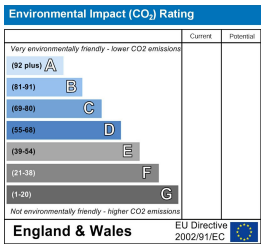
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

Area Map

Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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