50 Wilks Road, Grantham

£180,000

NEWTON FALLOWELL

50 Wilks Road

Grantham

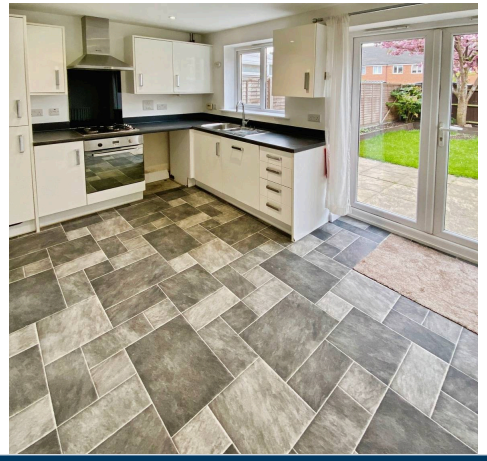
Modern end terrace with 3 bedrooms, en suite, lounge, kitchen/diner, south-facing garden, parking, new carpets. Walking distance to station. No chain. Ideal for first time buyers.
Council Tax band: B

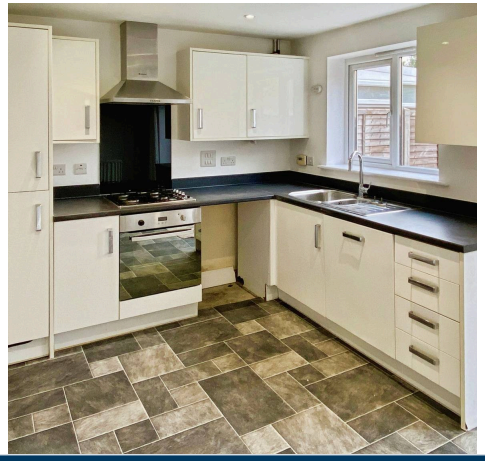
Tenure: Freehold

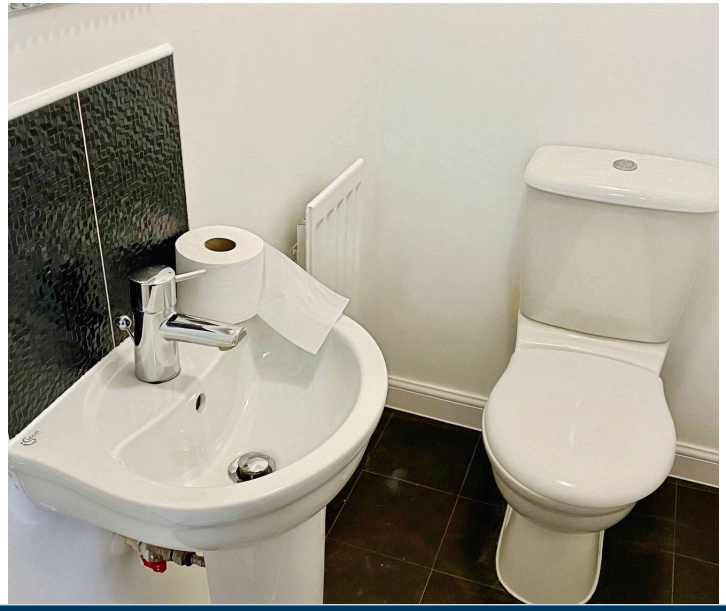
EPC Energy Efficiency Rating: C

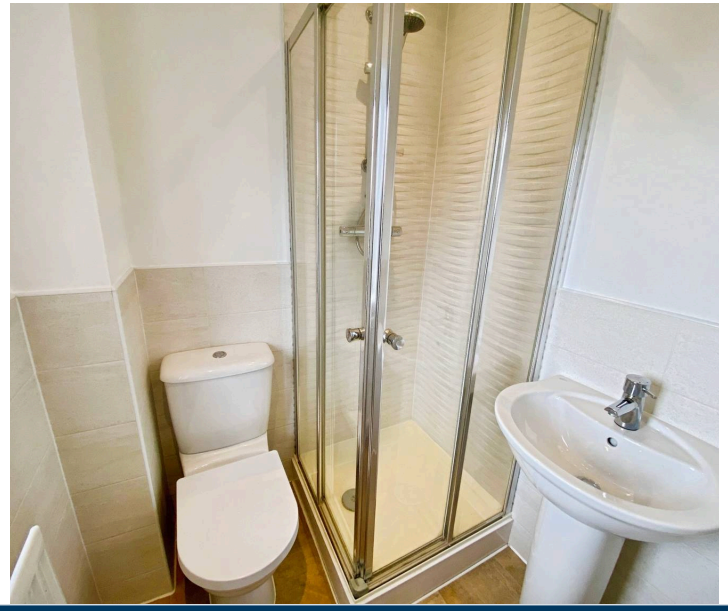
EPC Environmental Impact Rating: C

- South Facing Garden and Parking Space
- Ground Floor Cloakroom
- New Fitted Carpets
- Well Presented Accommodation
- En Suite Shower and House Bathroom
- Easy Access to Station
- Three Bedrooms
- Popular Location
- Lounge and Kitchen/Dining Room
- End Terrace House









ENTRANCE HALL
Entrance door, radiator and electric consumer unit.

CLOAKROOM
4' 11" x 3' 5" (1.50m x 1.03m)
With low level WC and pedestal wash basin. Radiator and extractor fan.

LIVING ROOM
17' 11" x 11' 1" (5.46m x 3.37m)
Narrowing to 3.10m. A good sized living room with window to front elevation and staircase off to first floor. Two radiators. Understairs cupboard with Megaflow water cylinder and central heating pump.

KITCHEN/DINING ROOM
13' 10" x 9' 6" (4.22m x 2.90m)
Overlooking the rear garden and with French doors to patio. Range of base cupboards and working surfaces, inset one and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and hob with extractor over, integrated fridge, freezer and dishwasher, double radiator, Potterton gas fired boiler and cushion flooring. Spot lights.

FIRST FLOOR LANDING
10' 10" x 5' 11" (3.30m x 1.81m)
Maximum measurement.

BEDROOM ONE
11' 8" x 10' 3" (3.55m x 3.12m)
Narrowing to 2.75m. Window to front elevation and radiator. Built in wardrobe.

EN-SUITE SHOWER ROOM
4' 11" x 4' 7" (1.50m x 1.40m)
Ideal suite comprising shower cubicle, pedestal wash basin and low level WC. Spot lights, shaver point extractor fan and window to front elevation.

BEDROOM TWO

11' 5" x 7' 9" (3.47m x 2.35m)

Window to rear elevation, radiator and loft hatch to roof space.

BEDROOM THREE

8' 8" x 5' 11" (2.63m x 1.81m)

Maximum measurement. Built in wardrobe, radiator and window to rear.

BATHROOM

7' 8" x 5' 6" (2.34m x 1.68m)

Containing an Ideal suite comprising deep paneled bath with mains shower and glazed screen over, pedestal wash basin and low level WC. Ladder radiator/towel rail, half tiled walls and extractor fan.

MANAGEMENT CHARGE

There is a modest management charge, currently £62.76, payable each six months to Firstport

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating is installed. We have not tested the services or appliances and prospective purchasers must rely on their own enquiries. Gas and electricity safety certificates available.

AGENTS NOTE

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services. For more information please call in the office or telephone 01476 591900.

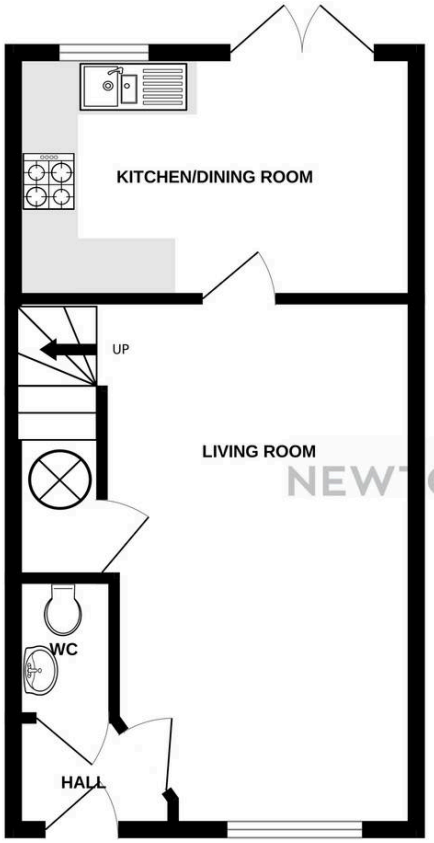
VIEWING

By prior appointment through Newton Fallowell.

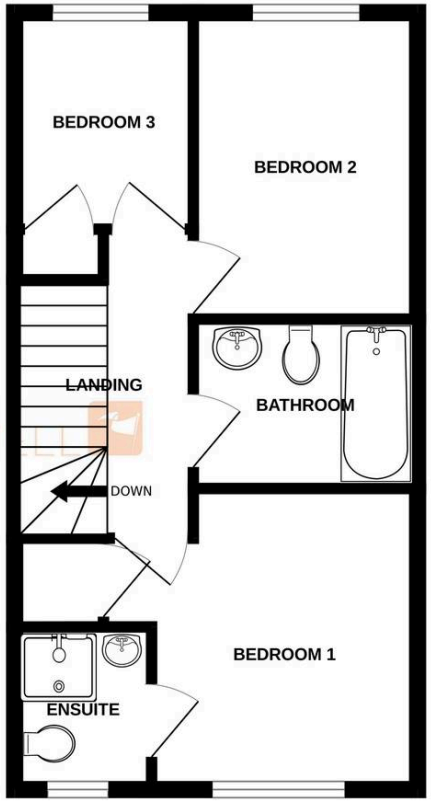
Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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