



113 Dudley Road, Grantham

Guide Price £145,000

 **NEWTON FALLOWELL**

113 Dudley Road

Grantham

No onward chain. Currently let at £750pcm. Spacious 2-bed with lounge, dining room, kitchen, bathroom, private rear garden, shed. Near amenities and railway station.

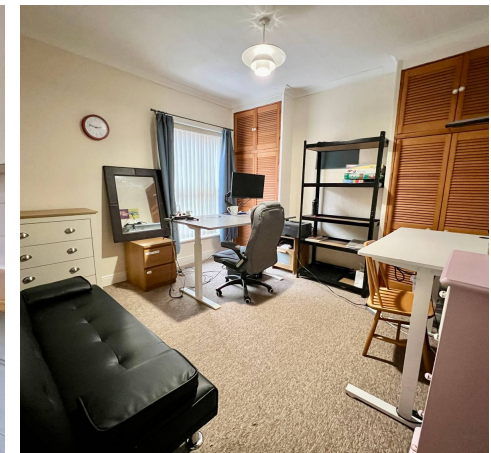
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- Two Double Bedrooms
- Upstairs Bathroom
- Private Rear Garden
- Well-Presented Throughout
- Two Reception Rooms
- Popular Residential Location
- Close To Local Amenities
- Council Tax Band: A
- Attention Investors / First Time Buyers





LOUNGE

12' 6" x 11' 9" (3.80m x 3.57m)

DINING ROOM

12' 5" x 11' 9" (3.79m x 3.57m)

KITCHEN

6' 5" x 17' 2" (1.96m x 5.22m)

BEDROOM ONE

11' 3" x 11' 7" (3.44m x 3.52m)

BEDROOM TWO

11' 9" x 8' 11" (3.57m x 2.73m)

FAMILY BATHROOM

6' 5" x 9' 3" (1.96m x 2.81m)

OUTSIDE

DIRECTIONS

From High Street continue proceeding south on to St Peters Hill taking the left turn on to St Catherines and right on to Dudley Road itself. The property is on the right-hand side.

Alternatively, continue along London Road taking the left turn at the traffic lights adjacent to McDonalds onto Bridge End Road (A52). Take the left turn onto Harrowby Road, left onto Bridge Street and right onto Dudley Road. The property is on the left.





COUNCIL TAX

The property is in Council Tax Band A.

SERVICES

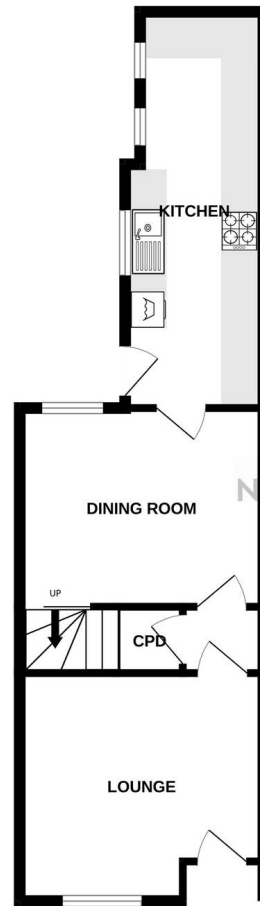
Mains water, gas, electricity and drainage are connected.

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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