





Property Description

Connells are excited to bring to the market this mid-terraced property offering two bedrooms. This is an ideal project to finish and make your own. Located in a popular area of Grantham, with easy access to the town centre, all amenities are on your doorstep.

The accommodation briefly comprises an entrance hallway leading to a kitchen with ample worktop and storage space, along with a lounge to the front of the property providing an ideal space for relaxing or entertaining. To the first floor are two bedrooms, including a generous principal bedroom, together with a family bathroom.

Externally, there is a rear courtyard style garden mainly laid to lawn with a brick out house, perfect for enjoying the day and enjoying time with friends and family.

Ideally suited to first-time buyers, investors, or those looking to downsize.

Early viewing is highly recommended to fully appreciate this property.

**** 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

Entrance Hall

With a double glazed door to the side, wood laminate flooring and a radiator.

Lounge

With a double glazed window to the front, radiator and carpet.

Kitchen

With a double glazed window to the rear, double glazed door to the rear, tiled flooring, range of base units, space and plumbing for a washing machine.

Basement

Cellar

First Floor

Landing

With doors leading to two bedrooms and the bathroom. Large inbuilt cupboard and carpet.

Bedroom One

Double bedrooms, double glazed window to the front, fireplace, carpet and a radiator.

Bedroom Two

With a double glazed window to the rear, carpet and a radiator.

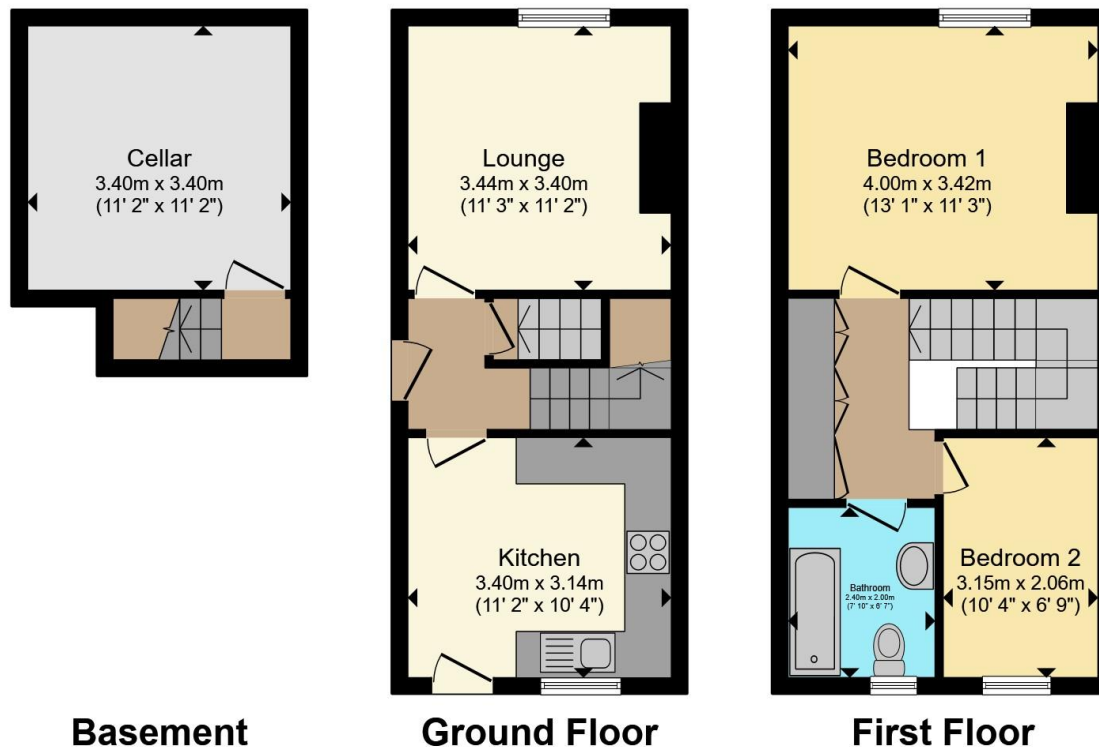
Bathroom

With a double glazed window to the rear, bath, lino flooring, wash hand basin, WC and a radiator.









Total floor area 75.9 m² (818 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

Connells

To view this property please contact Connells on

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

2 Watergate
GRANTHAM NG31 6PR

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309559



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM309559 - 0006