Sandsfield Lane
Gainsborough
DN21 1DD

Offers in Excess of £ 87,500.00

bettermove

Sandsfield Lane - Gainsborough

Bettermove are proud to present this 3 bedroom terraced house in Gainsborough, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

The interior of this beautifully presented, recently refurbished property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of two bedrooms, and the family bathroom, with the third bedroom located on the 2nd floor. The exterior boasts a private rear yard, perfect for enjoying the summer months.

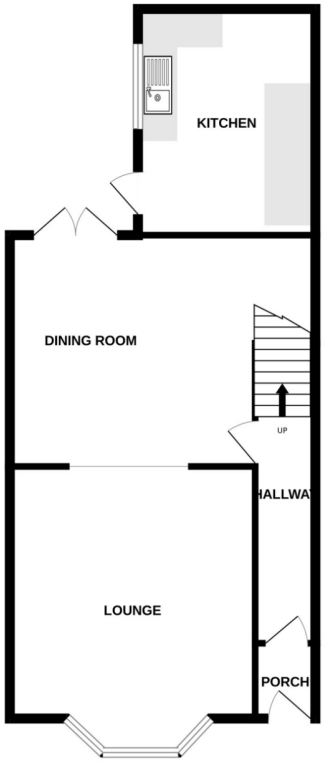
Located in the popular town of Gainsborough, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Gainsborough Lea Road train station, a variety of local bus routes, and quick access to the A631, leading to the A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

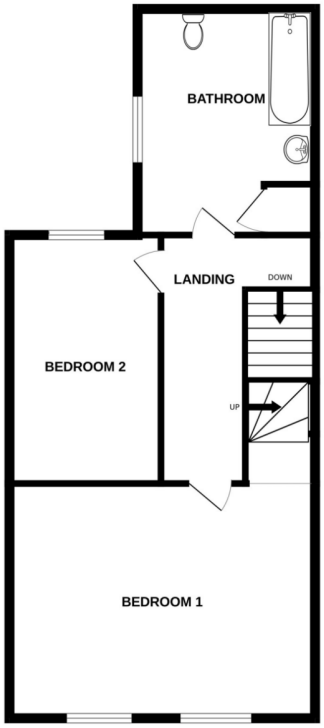
BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
3	1	1	Freehold

Floor Plan

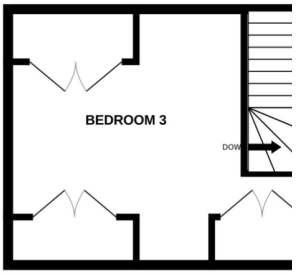
GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



2ND FLOOR
274 sq.ft. (25.4 sq.m.) approx.



Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B		81	(81 to 91) B		
(69 to 80) C	73		(69 to 80) C	72	79
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		

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