

FOR SALE



Clinton Terrace, Gainsborough

1 Bedroom, 2 Bathroom, End Terrace House

Offers In Region Of £68,500



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1 Bedroom, 2 Bathroom

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- ****NO CHAIN****
- Downstairs Shower Room
- Enclosed Rear Yard
- Versatile Attic Room
- Potential to increase bedroom(s)
- UPVC & Gas central heating
- Ideal First Time Buyer Property

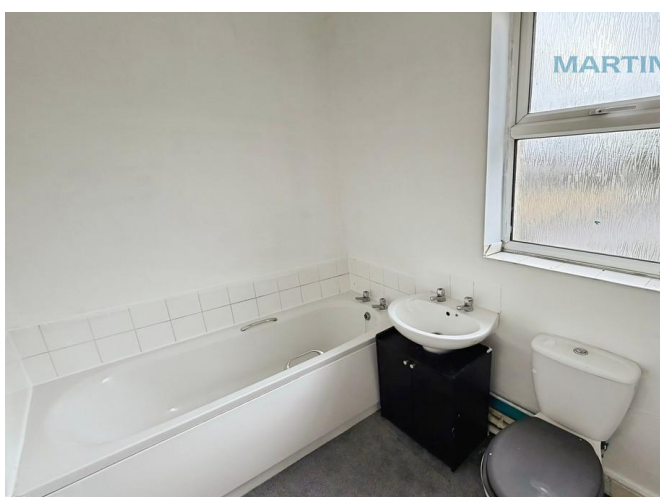
Martin&Co are delighted to offer this well-proportioned end-of-terrace home occupying a convenient position close to the town centre and a wide range of local amenities. Offering versatile accommodation arranged over three levels, the property presents an exciting opportunity for a purchaser looking for a home with scope to improve, reconfigure and potentially create additional bedroom accommodation.

The ground floor provides a comfortable lounge, dining kitchen and downstairs shower room. To the first floor is a good-sized double bedroom, bathroom and a particularly useful landing/dressing area, while the attic level provides a further versatile room.

One of the property's key attractions is the potential to reconfigure the existing upper-floor accommodation to create a second bedroom. The current landing/dressing area could potentially be adapted for bedroom use, while the attic room provides further flexibility and could be incorporated into a revised layout, subject to any necessary planning permission, building regulations and other relevant consents. This gives the property excellent potential for those looking to add value or create accommodation better suited to their individual requirements.

Externally, there is an enclosed rear yard providing a low-maintenance outdoor space. Further benefits include UPVC double glazing and gas central heating.

With its convenient location, versatile three-level accommodation and genuine scope to create a second bedroom, this is a property offering plenty of potential for the right purchaser. Whether you're looking for a first home, an investment opportunity or a project that you can make your own, an internal viewing is highly recommended to appreciate the accommodation and possibilities on offer.







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Martin & Co Gainsborough

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.