



**Rochester Drive, Grantham NG31 8RW**

**welcome to**

**Rochester Drive, Grantham**

In a sought after location this semi-detached bungalow offers accommodation comprising of a lounge, conservatory, kitchen diner, one bedroom and bathroom. Lovely open space to the front, driveway and low maintenance space to the rear. Viewing is Highly Recommended.



### 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.

### Entrance Hall

Entering the property to the side aspect into the hallway, radiator and access into the lounge, bathroom and bedroom.

### Lounge

11' 3" widest point x 9' 3" ( 3.43m widest point x 2.82m )  
Slide door into the dining area, radiator, coving to the ceiling and patio doors leading into the conservatory.

### Dining Area

8' 10" x 5' 6" ( 2.69m x 1.68m )  
Radiator, coving to the ceiling and open through to the kitchen.

### Kitchen

6' 10" x 6' 10" ( 2.08m x 2.08m )  
With a window to the front aspect and having a range of wood effect units to both the floor and eye level with worktops over, sink, drainer and mixer tap. Integrated oven, hob with extractor hood above. Tiling to the walls, newly fitted wall mounted boiler, coving to the ceiling and vinyl flooring.

### Conservatory

11' 10" x 10' 10" ( 3.61m x 3.30m )  
Glazed panels to all sides with French doors leading out to the rear garden.

### Bedroom

12' 3" x 10' 4" ( 3.73m x 3.15m )  
With a window to the front aspect, coving to the ceiling and a radiator.

### Bathroom

5' 11" x 5' 7" ( 1.80m x 1.70m )  
With a window to the side aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, tiling to the walls, extractor fan, radiator, vinyl flooring and storage space.

### General Description Outside

Open frontage with lawn and driveway to the side, access through to the rear.  
The low maintenance rear garden is mainly paved, small lawn area and a shed.



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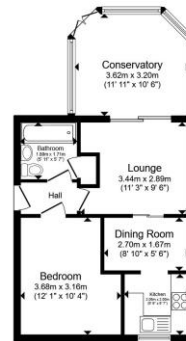
## Rochester Drive, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached Bungalow
- Lounge and Dining Kitchen

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£135,000**



Floor Plan

Total floor area 47.1 m² (507 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](http://www.propertybox.io)

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST114015 - 0002

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