



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

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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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- 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.co



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Property Ref:
GST114015 - 0002

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Please note the marker reflects the postcode not the actual property



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