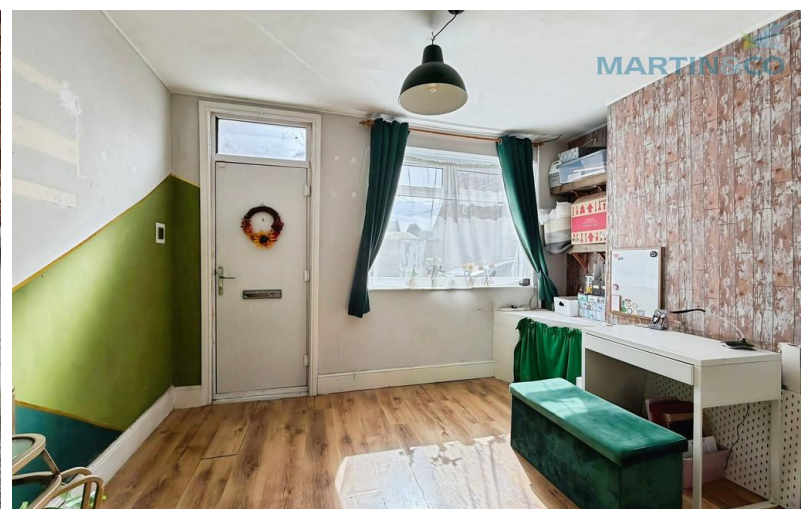


FOR SALE

MARTIN&CO



Clinton Terrace, Gainsborough

1 Bedroom, 1 Bathroom, End Terrace House

Offers In Region Of £55,000

MARTIN&CO



Clinton Terrace, Gainsborough

1 Bedroom, 1 Bathroom

Offers In Region Of £55,000

- End-of-terrace property
- Large family bathroom
- Versatile attic room
- Enclosed rear garden / yard
- Ideal for first-time buyers

END-TERRACE HOME – ONE DOUBLE BEDROOM – VERSATILE ATTIC ROOM – FIRST-FLOOR BATHROOM – GENEROUS DINING KITCHEN – ENCLOSED REAR YARD – SOME UPDATING REQUIRED – IDEAL FIRST-TIME BUY – POTENTIAL INVESTMENT OPPORTUNITY – FREEHOLD

For those looking to take their first step onto the property ladder, this property offers an excellent opportunity to purchase an end-of-terrace home with plenty of scope to make it your own.

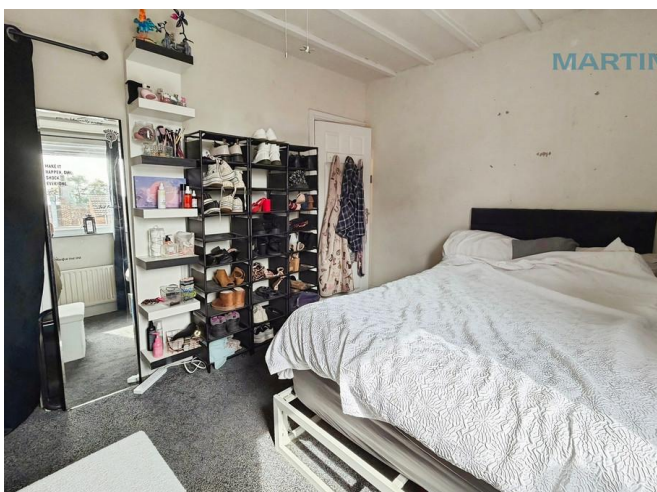
The property is now ready for its next chapter and would benefit from some updating and attention in places. Importantly, this is an opportunity where improvements can be made gradually over time, allowing a new owner to put their own stamp on the property and make changes as their budget allows.

The ground floor provides a particularly useful generous dining kitchen, offering plenty of space for both cooking and dining and creating a sociable heart to the home. There is also a separate reception/living area.

To the first floor is a good-sized double bedroom, together with the main bathroom. The property also benefits from a versatile attic room, providing useful additional space which could be utilised as a home office, hobby room, dressing room or simply for storage.

There is also potential for the attic space to be considered for use as an additional bedroom, subject to the necessary building regulations, permissions and confirmation of its suitability for the intended purpose.

Outside, the property benefits from an enclosed rear yard, providing a low-maintenance outdoor space.





Various works and improvements have been started within the property, although some remain unfinished. For a new owner, this provides the opportunity to complete and update the property according to their own tastes and requirements. Equally, for a first-time buyer, there is the option to move in and make improvements gradually over time rather than taking on everything at once.

The property is conveniently situated for access to Gainsborough town centre, with a range of shops, cafés, restaurants and everyday amenities nearby. Marshall's Yard is also within easy reach, whilst the town's railway connections provide access towards Lincoln, Doncaster and Sheffield.

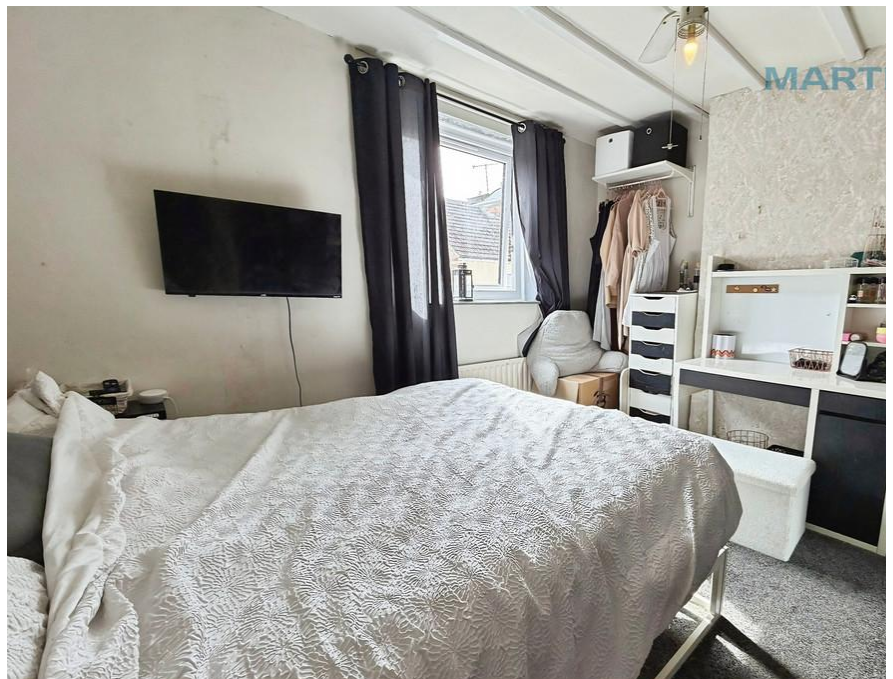
For investors, the property may also warrant consideration given its manageable size, end-of-terrace position and potential for improvement.

In our opinion, this is a property offering genuine

potential without needing to be viewed simply as a renovation project. It provides an excellent opportunity for a first-time buyer to get onto the property ladder, enjoy the property as it is and gradually create a home to their own taste, whilst the additional attic space provides an appealing element of versatility.

An internal viewing is highly recommended to appreciate the space, layout and potential on offer.





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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.