



25 Ninth Avenue, Grantham  
Grantham

Offers Over £150,000

**David**Grace







## 25 Ninth Avenue

Grantham

Charming two-bedroom semi with bright living spaces, modern bathroom, enclosed garden, garage and open views. Close to schools, amenities and town centre. Ideal for first-time buyers or investors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Sold with No Onward Chain
- Ideal for First-Time Buyers or Investors
- Great Location Overlooking the Green
- Bright Lounge with French Doors to the Garden
- Two Spacious Double Bedrooms
- Modern Bathroom
- Great Rear and Front Gardens
- Garage Providing Useful Storage Space
- Close to Schools, Shops and Local Amenities
- EPC - E

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### Entrance Hall

### Lounge

14' 1" x 9' 10" (4.30m x 3.00m)

### Kitchen

11' 6" x 8' 6" (3.50m x 2.60m)

### Shower Room

5' 7" x 5' 3" (1.70m x 1.60m)

### Landing

### Bedroom 1

14' 1" x 10' 2" (4.30m x 3.10m)

### Bedroom 2

14' 1" x 8' 6" (4.30m x 2.60m)







**GARDEN**

**GARAGE**

**OFF STREET**





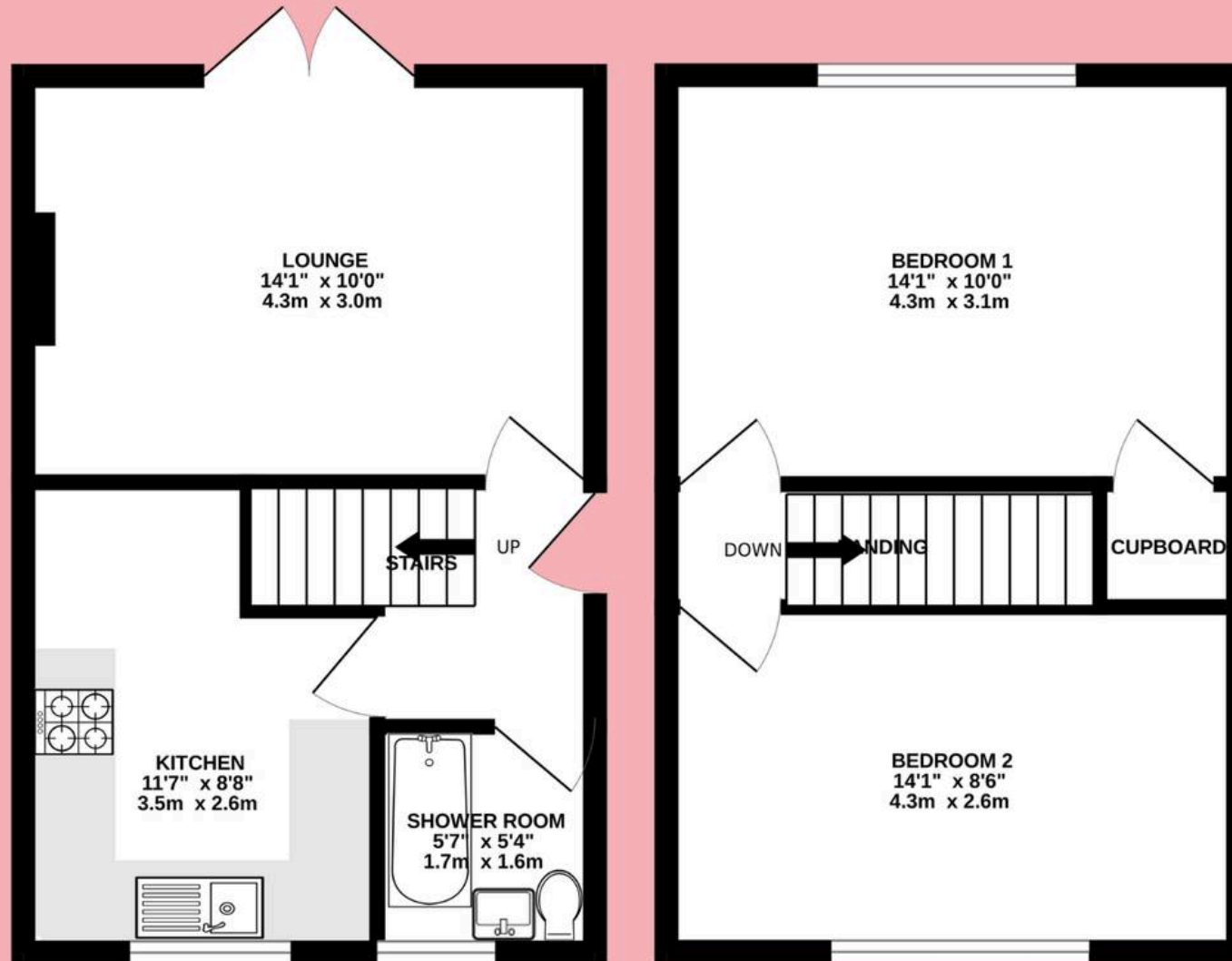




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Approx Internal area: 602.78 sq ft/ 56m<sup>2</sup>

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A NEWTON FAMILY ESTATE AGENCY



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, No details are guaranteed, they cannot be relied upon for any purpose and 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).



## David Grace Estate Agents

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