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HERE TO GET *you* THERE



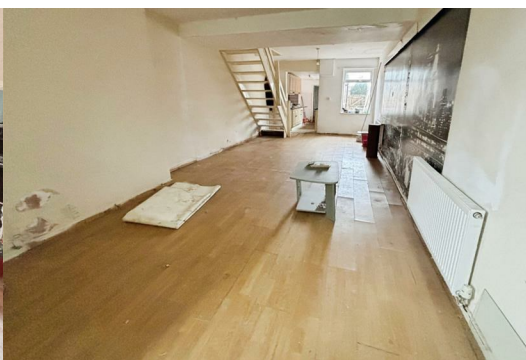
Beaufort Street

Gainsborough, DN21 2RT

£65,000



We offer to the market with NO ONWARD CHAIN a two bedroom mid terrace house located to the north side of the market town of Gainsborough which has numerous amenities including Marshalls Yard retail complex, cafes and restaurants, leisure facilities and a number of schools. The property may be of interest to investors and first time buyers alike.



ACCOMMODATION

Wooden entrance door leading into Entrance porch with uPVC double glazed window to the side elevation. Doorway leading into:

OPEN PLAN LOUNGE DINING ROOM 26'8" x 11'3" (8.15m x 3.45m)

uPVC double glazed windows to the front and rear elevations, laminate flooring, two radiators, stairs rising to the first floor accommodation. Opening leading into:

KITCHEN 11'10" x 5'10" (3.63m x 1.79m)

uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer, space for cooker, provision for automatic washing machine, wall mounted gas fired central heating boiler. Doorway leading into:

REAR HALLWAY

Door giving access to the rear yard and further door giving access to:

BEDROOM 5'11" x 5'11" (1.81m x 1.82m)

iPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and bath with tiled splashback, radiator.

FIRST FLOOR LANDING

With doors giving access to:

BEDROOM ONE 12'3" x 11'3" (3.74m x 3.43m)

Two uPVC double glazed windows to the front elevation and radiator.

BEDROOM TWO 11'4" x 10'11" to its maximum dimensions (3.46m x 3.34m to its maximum dimensions)

uPVC double glazed window to the rear elevation and radiator.

EXTERNALLY

Enclosed rear yard.

TENURE - Freehold

COUNCIL TAX

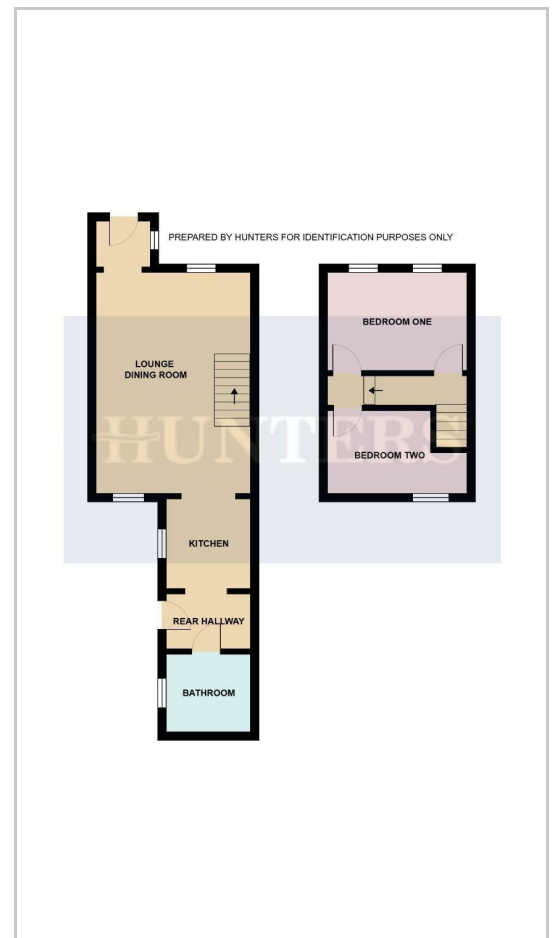
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

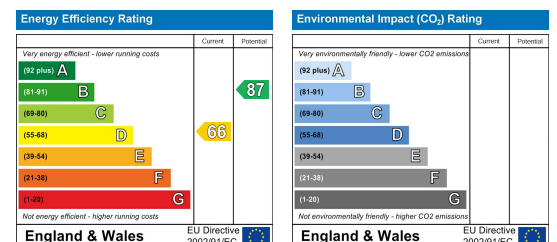
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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