



3 Springfield Road, Grantham

£90,000 Freehold

Investment Buyers Only · Two First Floor Bedrooms · Modernised Inner Terraced House · Attic Space · Two Reception Rooms · Gas Central Heating · Ground Floor Bathroom · Courtyard Garden · Being sold via 'Secure Sale' · Immediate 'exchange of contracts' available





SITTING ROOM

10' 11" x 12' 3" (3.33m x 3.73m)

With uPVC entrance door and window to the front elevation, built-in meter cupboard and radiator.

INNER HALL

5' 7" x 10' 11" (1.69m x 3.33m)

With staircase off to the first floor accommodation, under stairs storage cupboard, radiator and heating thermostat.

DINING ROOM

11' 0" x 12' 4" (3.36m x 3.76m)

With uPVC double glazed window to the rear elevation, wall light points, radiator and coving.

KITCHEN

6' 11" x 11' 0" (2.10m x 3.35m)

Containing a range of matching units comprising base cupboards with working surfaces over and matching eye level cupboards, inset one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor over, space and plumbing for washing machine, tiled floor, spotlights, tiled splashbacks and uPVC double glazed window to the side elevation.

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KITCHEN

SECOND FLOOR

ATTIC ROOM

11' 3" x 16' 6" (3.44m x 5.04m)

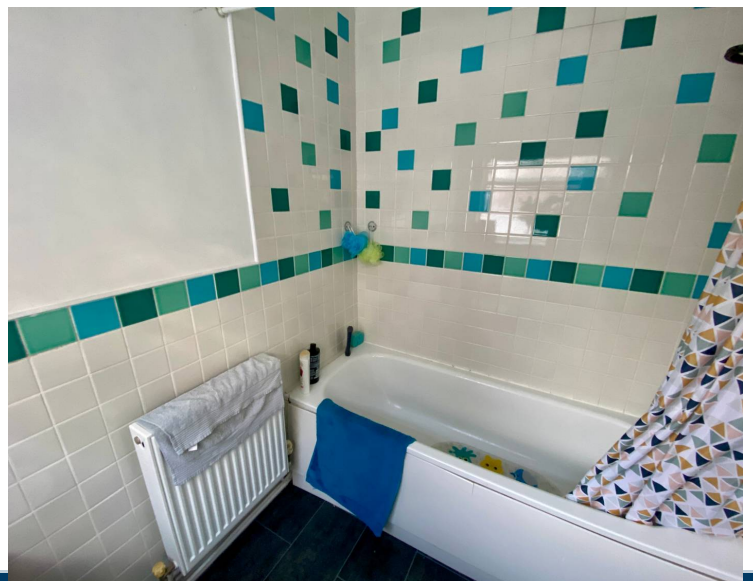
Maximum measurements to include stair well. Having Velux window to the rear, radiator and a built-in wardrobe cupboard.

RIGHT OF WAY

There is a pedestrian right-of-way over the garden in favour of the neighbouring property.

SERVICES

Mains water, gas, electricity and drainage are connected.



COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south passing the Sir Isaac Newton statue on the left and Sainsburys. At the traffic light junction take the right turn onto Springfield Road itself and continue along. The property is on the left-hand side just after the turning for Victoria Street.

AGENTS NOTE

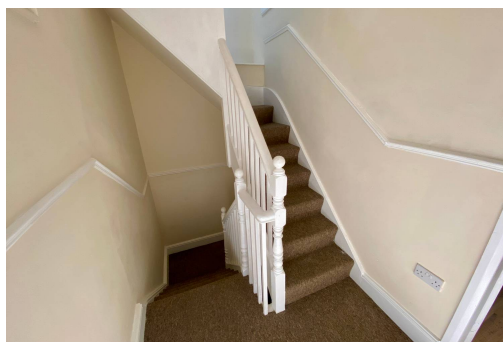
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE



NOTE

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

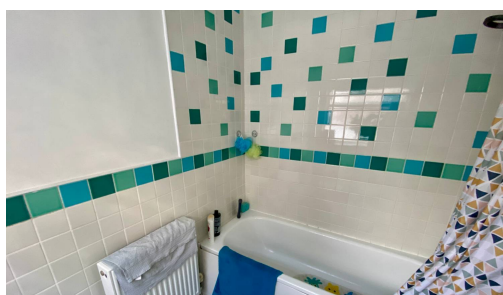
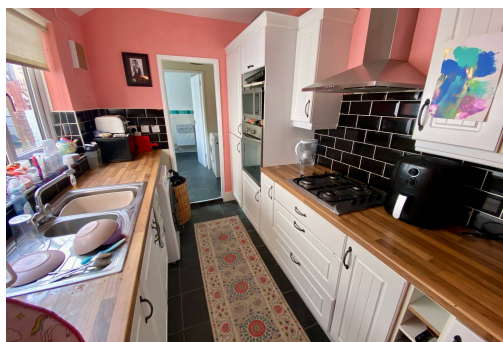
A comfortable inner terraced cottage conveniently situated for a range of amenities. The modernised accommodation has been arranged over three floors and briefly comprises as follows: sitting room, inner hall, dining room, kitchen, rear lobby, ground floor bathroom and two bedrooms with an attic space. There is gas fired central heating, uPVC double glazing and a courtyard garden to the rear. Viewing by appointment only.

Council Tax band: A

Tenure: Freehold

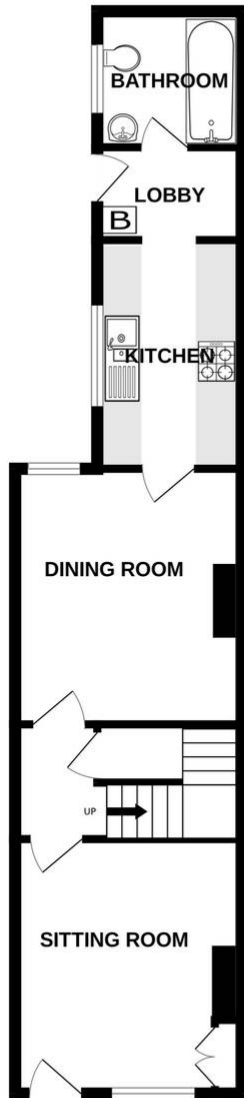


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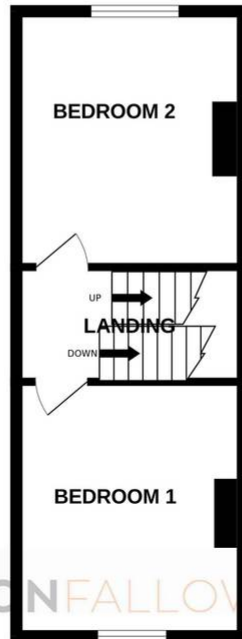




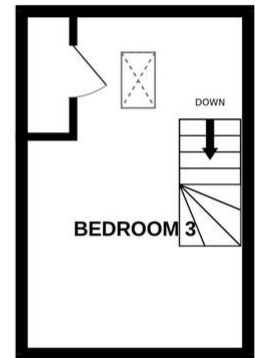
GROUND FLOOR



1ST FLOOR



2ND FLOOR



NEWTONFALLOWELL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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