

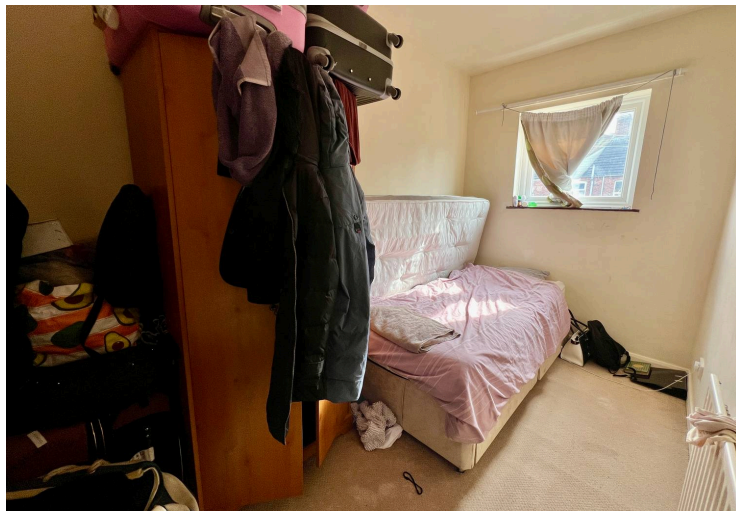
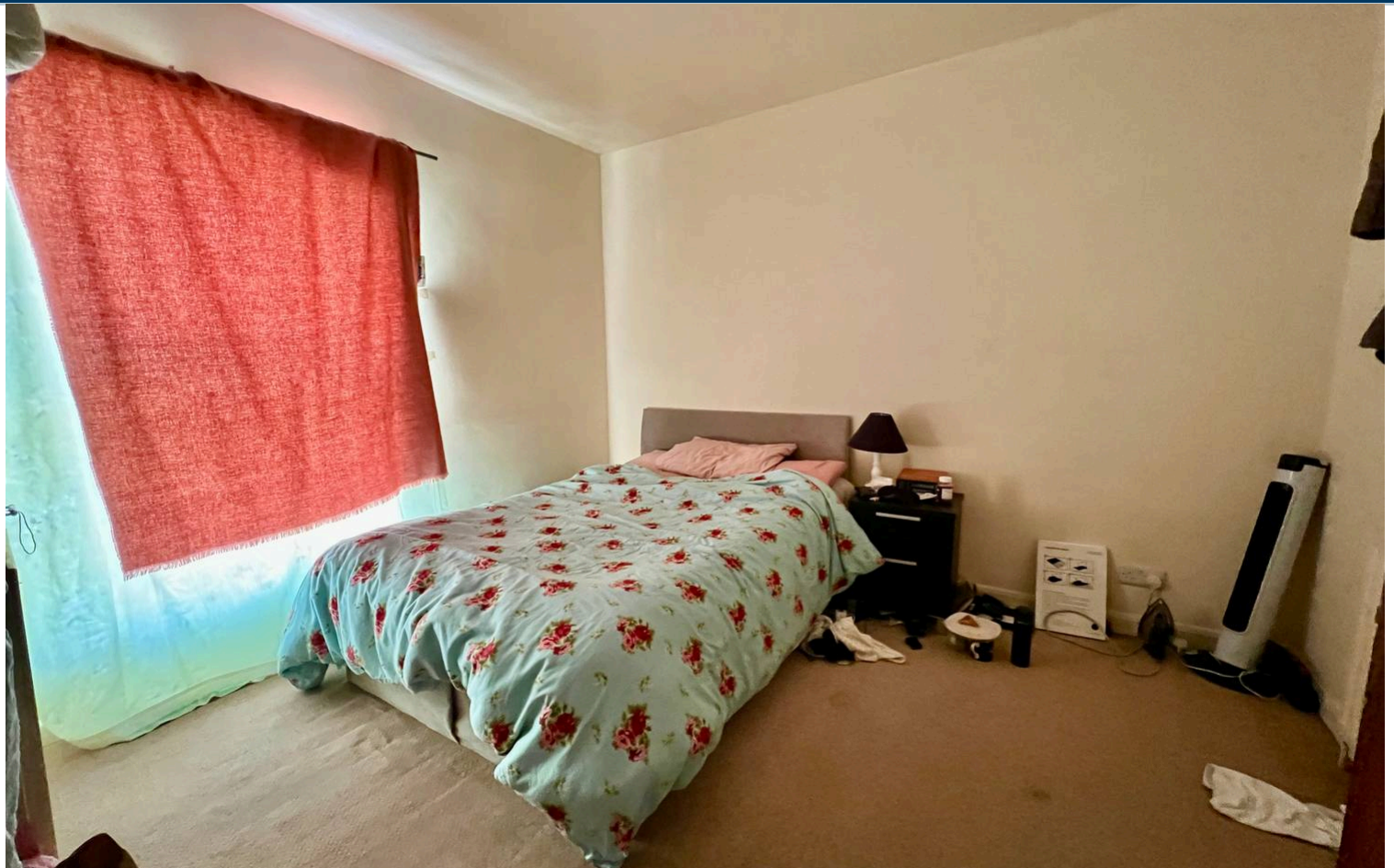


19 College Street, Grantham

£115,000 Freehold

Two Double Bedrooms · Mid-Terrace Home · Close To Local Amenities · No Onward Chain · Attention First Time Buyers / Investors · Kitchen + Dining Room · Rear Garden · Upstairs Bathroom · Council Tax Band: A · EPC Rating: D





LOUNGE

10' 11" x 11' 3" (3.34m x 3.44m)

DINING ROOM

11' 2" x 11' 5" (3.41m x 3.47m)

KITCHEN

10' 10" x 5' 9" (3.31m x 1.74m)

LANDING

BEDROOM ONE

11' 3" x 11' 3" (3.44m x 3.43m)

BEDROOM TWO

6' 2" x 11' 3" (1.89m x 3.43m)

FAMILY BATHROOM

4' 9" x 7' 6" (1.45m x 2.29m)

SERVICES

Mains gas, electricity, water and drainage are connected

COUNCIL TAX

The property is in Council Tax Band A

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

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



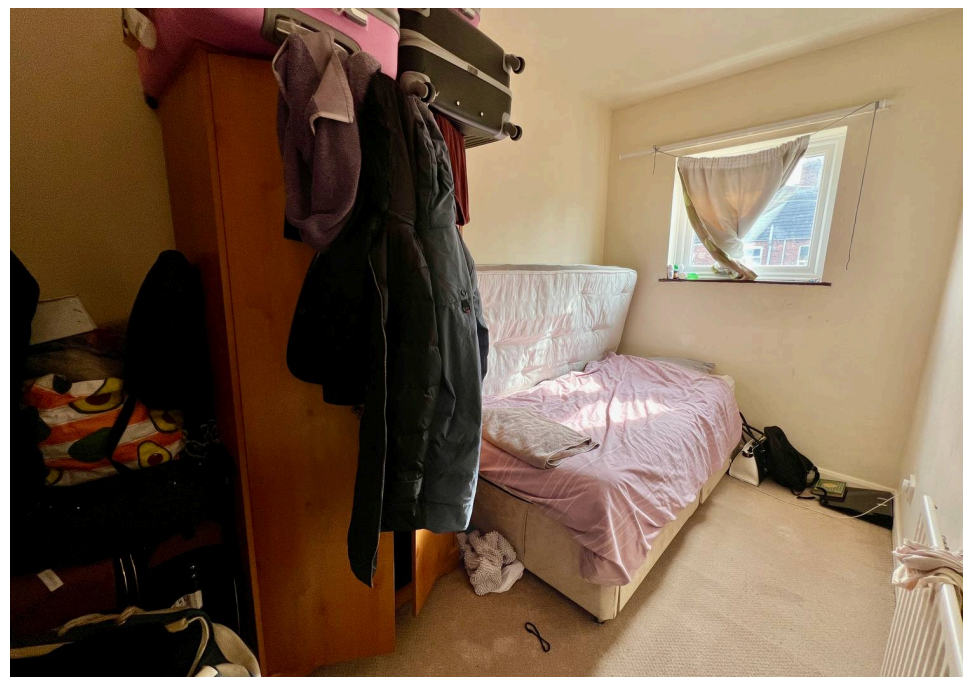
Benefitting from NO ONWARD CHAIN and within a short walk of the town centre and Train Station you will find this traditional terrace property which would make an ideal first home or investment. The Accommodation comprises a Lounge, Dining Room, Kitchen, Bathroom, and Two Bedrooms. Outside there is a courtyard garden. Early viewing is recommended to avoid disappointment!

Council Tax band: A

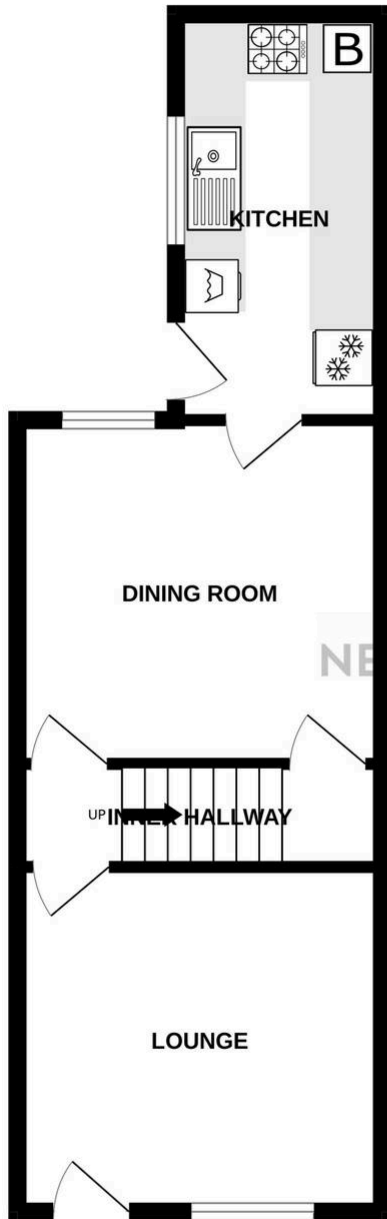
Tenure: Freehold



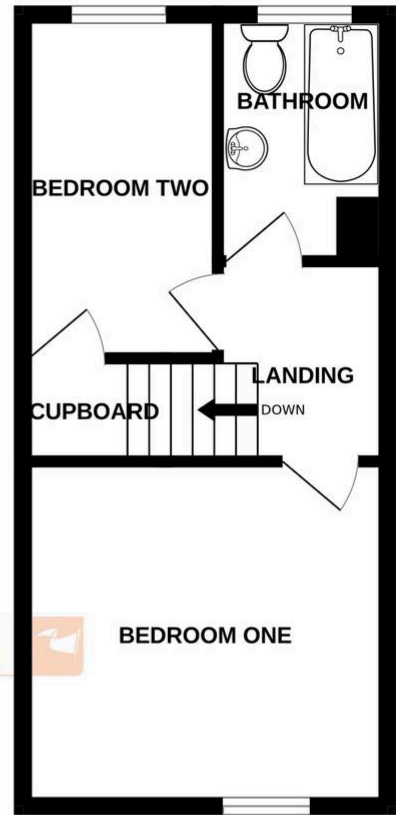
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GROUND FLOOR



FIRST 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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