




william
h brown
for sale
Grantham
01476 566363
williamhbrown.co.uk

Christchurch Road, GRANTHAM NG31 9RQ


william
h brown

welcome to

Christchurch Road, GRANTHAM

GUIDE PRICE 210,000 - £220,000 - FABULOUS Semi-detached family house in a great location for local amenities. Offering two reception rooms, four bedrooms, driveway and gardens. Benefitting from new windows, doors, bathroom and boiler. Call us on 01476 566363 to arrange your viewing.



Entrance Porch

With laminate wood effect flooring and door leading into hallway.

Hallway

Staircase to the first floor landing and access through to the kitchen.

Lounge

12' x 11' 2" (3.66m x 3.40m)

With a window to the front aspect, laminate wood effect flooring and a radiator.

Dining Room

14' x 9' 11" (4.27m x 3.02m)

Benefitting from a storage cupboard, laminate wood effect flooring, two radiators, archway into the kitchen and French doors leading out to the rear garden.

Kitchen

13' 1" x 8' 7" (3.99m x 2.62m)

Dual aspect kitchen with windows to both the rear and side aspects. Comprising of a range of cream units to both the floor and eye level with worktops over, grey sink, drainer, mixer tap and tiling to the walls. Integrated oven, gas hob with extractor hood above, space for dishwasher, washing machine, tumble dryer and fridge freezer. Part glazed door leading out to the rear garden and useful pantry storage cupboard.

Cloakroom

With a window to the side aspect and comprising of a low level WC and laminate wood effect flooring.

First Floor Landing

Landing with laminate wood effect flooring, hatch access to the hatch and access into the bedrooms and family bathroom.

Bedroom One

11' 10" x 11' 3" widest point (3.61m x 3.43m widest point)

With a window to the front aspect, laminate wood effect flooring and a radiator.

Bedroom Two

12' x 8' 9" Shortest point (3.66m x 2.67m Shortest point)

With a window to the front aspect, laminate wood effect flooring and a radiator.

Bedroom Three

9' 10" x 8' 6" widest point (3.00m x 2.59m widest point)

With a window to the rear aspect, laminate wood effect flooring and a radiator.

Bedroom Four

9' 10" x 6' 9" (3.00m x 2.06m)

With a window to the side aspect, laminate wood effect flooring and a radiator.

Family Bathroom

7' 6" x 6' 6" (2.29m x 1.98m)

With a window to the rear aspect and comprising of a bath, shower cubicle, vanity sink unit, low level WC, tiling to both the walls and floor and a radiator.

General Description Outside

To the front of the property there is a large driveway with hedging and a fence surrounding, lawn with pathway leading to the front door. Gated access to the rear garden.

The rear garden features a large decking area, perfect for outside dining and entertaining which is covered. Lawn and raised beds with a shed and lean to, to the side of the property. Enclosed by fencing.



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welcome to

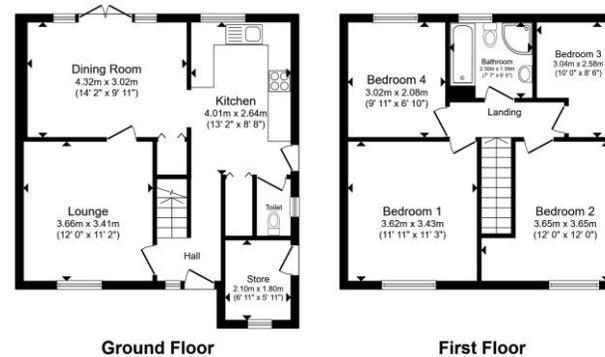
Christchurch Road, GRANTHAM

- Semi-Detached House
- Two Reception Rooms
- Four Bedrooms
- New Windows, Doors, Boiler, Bathroom & Fusebox
- Driveway and Gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£210,000 - £220,000



Total floor area 97.2 m² (1,047 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they 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). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113990 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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