

Pigott & Hall

RESIDENTIAL FOR SALE

2 Bedroom mid-terraced house
13 Park Road, Grantham, NG31 8BY



This good sized and extended mid-terraced house, in a popular location in the town centre and close to local schools, shops, amenities and the church, is built of brick with a tiled roof and polycarbonate roof extension and has accommodation comprising shared passageway, entrance lobby, lounge, living/breakfast room, kitchen, sun room and 2 double bedrooms, the master with bathroom off. To the rear is the enclosed garden and the property further benefits full gas central heating and upvc double glazing. SOLD WITH NO UPWARDS CHAIN.

PRICE: Offers over £125,000

Residential and Commercial Sales, Property Management and Lettings

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GRANTHAM: Is an increasingly popular Market town with a growing population of around 35,000 and shopping population estimated at between 70,000 and 80,000. There are excellent road and rail connections with the town being at the junction of the A1 and A52 trunk roads and within easy reach of major centres in the area including Nottingham, Leicester and Peterborough, all within 40 miles radius. London is approximately 65 minutes away by high-speed train from Grantham railway station.

A C C O M M O D A T I O N :

Approached from the road side along the shared passageway to the front door and into the **ENTRANCE LOBBY** with UPVC double glazed door, door to understairs storage and doors to::

LOUNGE

3.31m (10'9") max. x 3.25m (10'7") max.

with UPVC double glazed window fire place with surround, built in cupboard and radiator.



LIVING ROOM/BREAKFAST ROOM:

LIVING ROOM: 3.45m (11'3") x 3.35m (11')
BREAKFAST AREA: 3.03 (9'09") x 1.97m (6'5")

with UPVC double glazed window, radiator and open fireplace area painted black with slab base and through to **BREAKFAST AREA** with radiator, UPVC double glazed window and UPVC door to the rear porch/outside



KITCHEN:

3.12m (10'3") x 2.86m (9'4")

with range of fitted floor and wall units, worksurfaces, stainless steel sink and drainer, radiator, UPVC double glazed window, boiler and door to:



SUN ROOM:

with polycarbonate roof, UPVC double glazed window, UPVC sliding patio door to rear garden, grey rolled edge work surface on metal poles and base unit.



Stairs from the **ENTRANCE LOBBY** lead to the **LANDING**, with doors to:-

BEDROOM 1:

**4.80m (15'07") x 3.37m (11'06")
max.**

with radiator, UPVC double glazed window, fire place and door to:



BATHROOM:

3.11m (10'2") x 1.98m (6'5") Max.

with radiator, extractor fan, UPVC double glazed window, white bathroom suite with bath, close couple wc and wash basin, shower cubicle with glass doors and tray.



BEDROOM 2:

**3.36m (11'02") x 3.29m (10'8")
Max.**

with UPVC double glazed window, radiator and fire place.



OUTSIDE:

The shared side passageway leads to a wden gate and through to the enclosed rear garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES: Mains gas, electric, water, drainage and sewer connected,, The fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. where present central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: From the VOA web site the property is classified as Band A.

EPC RATING: D63

BROADBAND: Suggested speeds available on the Ofcom Broadband checker in this area - <https://checker.ofcom.org.uk/> - indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different;

MOBILE: available from the Ofcom Mobile checker - <https://checker.ofcom.org.uk/>
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages.

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins) and taken between internal walls.

PARKING: None except street parking

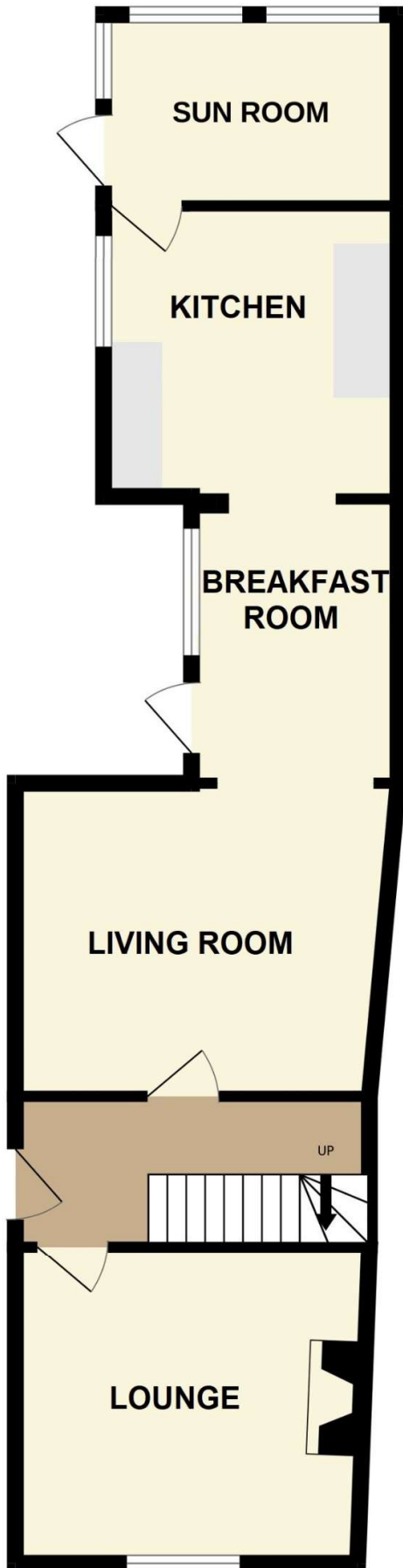
MONEY LAUNDERING: Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: ‘Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.’

POSSESSION: Vacant possession of this **FREEHOLD** property can be given upon completion.

VIEWING: By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 www.pigottandhall.com

GROUND FLOOR



1ST FLOOR



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.