

Ormonde Close, GRANTHAM NG31 7BZ

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welcome to

Ormonde Close, GRANTHAM

GUIDE PRICE £210,000 - £220,000 - 'Chain Free' mid-terraced town house in a popular location, close to local amenities. Offering spacious accommodation over three floors and benefitting from two allocated parking spaces. Call 01476 566363 for more information or to arrange a viewing.













Entrance
Entrance hall with a radiator, staircase to the first floor landing and access into the lounge and cloakroom.

Cloakroom
Comprising of a wash hand basin, low level WC and a radiator.

Lounge
17' 10" into Bay x 12' (5.44m into Bay x 3.66m)
With a window to the front aspect, carpet and a radiator.

Kitchen Diner
15' 6" x 9' 6" (4.72m x 2.90m)
With a window to the rear aspect and having a range of wood effect units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and tiling to the walls. Integrated oven, gas hob, extractor hood above. Space for a washing machine, dishwasher, tumble dryer and washing machine. Tiling to the floor, radiator and French doors leading to the garden.

First Floor Landing
Landing with storage cupboard, carpet, radiator and staircase rising to the second floor landing.

Bedroom Two
15' 7" x 8' 7" (4.75m x 2.62m)
With two window to the rear aspect, carpet and a radiator.

Bedroom Three
10' 3" x 8' 9" (3.12m x 2.67m)
With a window to the front aspect, carpet and a radiator.

Family Bathroom
7' 3" x 6' 7" (2.21m x 2.01m)
Comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls, radiator, extractor fan and wood effect flooring.

Principal Bedroom - Second Fl
12' 6" Widest Point x 15' 7" Widest Point (3.81m Widest Point x 4.75m Widest Point)
With a window to the front aspect, built-in wardrobes, carpet, radiator, hatch access to the loft, access into the en-suite and sloping ceilings (restricted head height).

En-Suite Shower Room
With a skylight window and comprising of a shower cubicle, wash hand basin, low level WC, tiling to the walls, vinyl flooring, heated towel rail and sloping ceilings (restricted head height).

General Description Outside
To the front there is a path leading to the front door. The rear garden features a patio area, perfect for outside dining and entertaining, lawn, shed and hedging. Enclosed by fencing and shared access for bins and an alleyway leading to the car park. The property benefits from two allocated car parking spaces.

Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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Ormonde Close, GRANTHAM

- Mid-Terraced House
- 'Chain Free'
- Three Bedrooms
- En-Suite and Family Bathroom
- Two Allocated Parking Spaces

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

guide price

£210,000 - £220,000

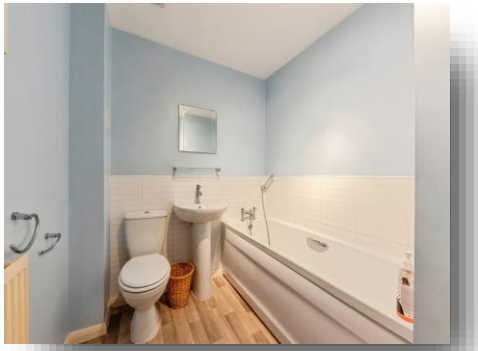


Total floor area 98.1 m² (1,055 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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

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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114213 - 0004

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.

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