

HUNTERS[®]

HERE TO GET *you* THERE



Carlisle Street

Gainsborough, DN21 2HZ

£69,995



Offered to the market with NO ONWARD chain for ease of purchase a three bedroom mid terraced house requiring some cosmetic updating and located centrally within the market town of Gainsborough which is well served with a variety of local amenities. The property may be of interest to first time buyers and investors alike and early viewing is highly recommended.



ACCOMMODATION

Wooden entrance door leading into:

LOUNGE 12'11" x 10'11" (3.95m x 3.33m)

Wooden single glazed window to the front elevation, radiator and coving to ceiling. Door giving access into:

INNER HALLWAY

With access to stairs storage area and door giving access into:

DINING ROOM 11'11" x 10'11" (3.64m x 3.33m)

Wooden single glazed window to the rear elevation, radiator, door giving access to stairs rising to the first floor accommodation and second door giving access into:

KITCHEN 11'8" x 6'8" (3.56m x 2.04m)

uPVC double glazed window to the side elevation and second wooden single glazed window to the side elevation, wooden entrance door to the side elevation and fitted kitchen comprising base, drawer and wall units with work surface, inset stainless steel sink and drainer, provision for automatic washing machine, space for low level appliances, space for cooker and radiator.

FIRST FLOOR LANDING

Doors giving access to:

BEDROOM 13'0" x 10'11" (3.97m x 3.34m)

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO 11'11" x 9'10" (3.65m x 3.01m)

uPVC double glazed window to the rear elevation and radiator. Door giving access to:

BEDROOM THREE 11'8" x 6'7" (3.57m x 2.02m)

uPVC double glazed window to the rear elevation and radiator.

BATHROOM 12'0" x 4'2" (3.66m x 1.28m)

uPVC double glazed window to the rear elevation, suite comprising low level w.c., pedestal wash hand basin and bath. Loft access and radiator.

EXTERNALLY

To the rear is an enclosed low maintenance yard.

TENURE - Freehold

COUNCIL TAX

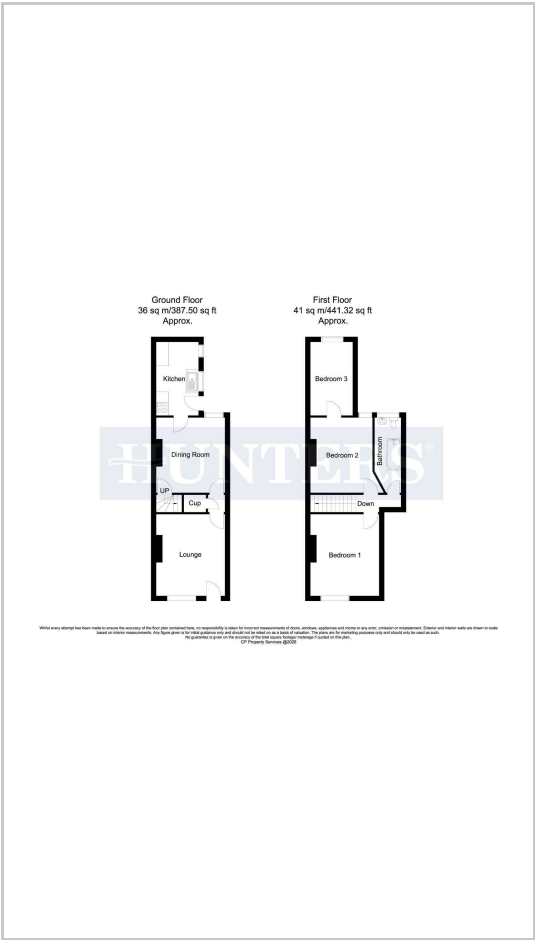
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

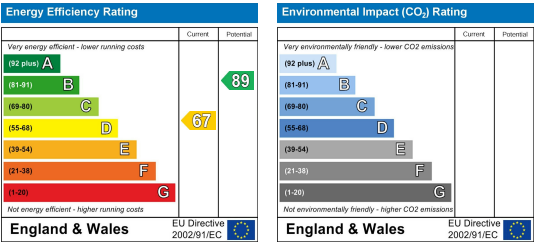
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.