

HUNTERS[®]

HERE TO GET *you* THERE



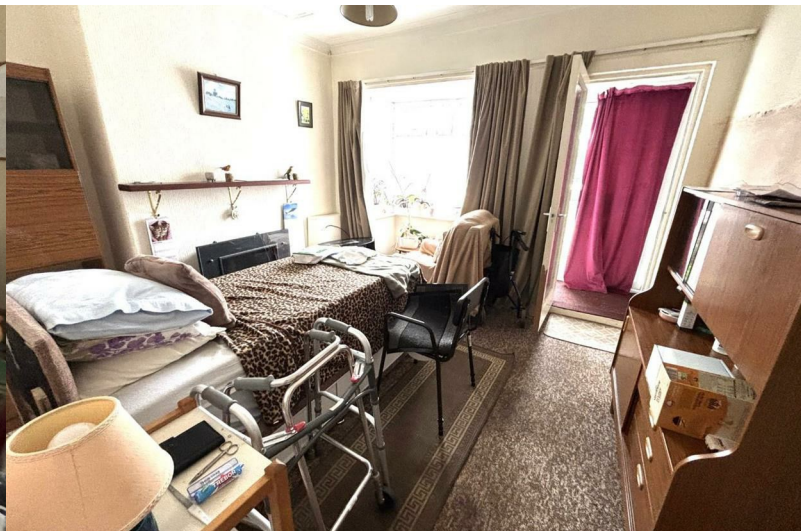
Ashcroft Road

Gainsborough, DN21 1LB

Asking Price £39,250



Council Tax: A



43 Ashcroft Road

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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE PORCH

Glazed wooden door leading into:

LOUNGE

13'5" x 12'0" to its maximum dimensions (4.10m x 3.66m to its maximum dimensions)
Door giving access into the hallway with stairs rising to the first floor accommodation. Door giving access into:

DINING ROOM

11'11" x 9'10", 13'4" (3.64m x 3.41m)
uPVC double glazed window to the rear elevation, radiator, access to under stairs storage area, tiled fireplace with open fronted gas fire and door giving access into:

KITCHEN

11'9" x 6'1" (3.60m x 1.87m)
uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer, space for cooker, provision for automatic washing machine, space for fridge freezer and radiator. Door access into:

REAR LOBBY

uPVC double glazed entrance door to the side elevation, further door giving access into:

BATHROOM

6'9" x 6'3" (2.08m x 1.93m)
uPVC double glazed window to the side elevation,

suite comprising w.c, pedestal wash hand basin, panel sided bath, part tiled walls and radiator.

FIRST FLOOR LANDING

With doors giving access to:

BEDROOM ONE

12'0" x 11'3" (3.66m x 3.44m)
uPVC double glazed window to the front elevation, radiator, doorway to useful closet space and tiled fire feature.

BEDROOM TWO

12'0" x 11'3" (3.66m x 3.44m)
uPVC double glazed window to the rear elevation and radiator.

EXTERNALLY

To the front is a wall and gated low maintenance buffer garden giving access to the front entrance door and to the rear is an enclosed gated 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



Road Map



Hybrid Map



Terrain Map



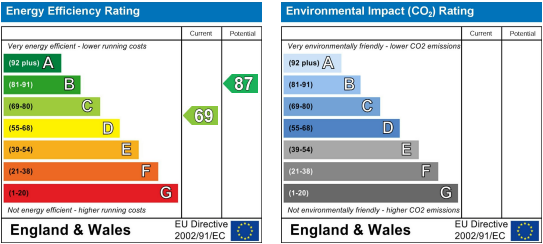
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

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.