



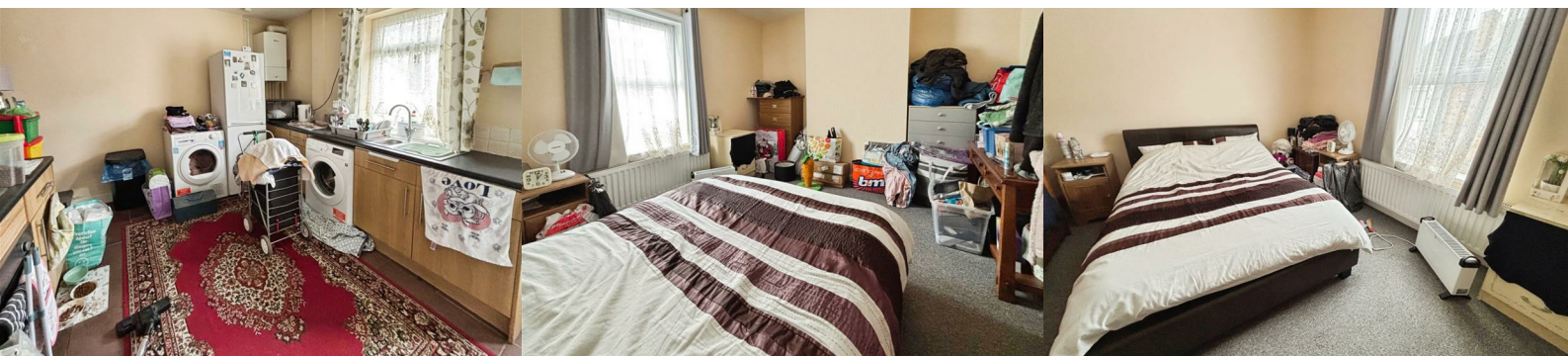
## Britannia Terrace

Gainsborough, DN21 1BL

Asking Price £67,500



We offer to the market a two bedroom mid terrace house currently achieving £600 pcm being sold with tenant Insitu. Located centrally in the well served market town of Gainsborough with amenities including retail outlets, cafes and restaurants, leisure facilities and a number of well regarded schools.



ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Under stairs storage area, tiled flooring and doors giving access to:

LOUNGE 13'2" x 10'11" (4.02m x 3.34m )

uPVC double glazed window to the front elevation and radiator.

BREAKFAST KITCHEN 13'0" x 10'9" (3.98m x 3.29m )

uPVC double glazed window and entrance door to the rear elevation, Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, integrated electric oven and four ring electric hob with extractor over, provision for automatic washing machine, space for fridge freezer and other low level appliances, tiled flooring and radiator. Doorway giving access to stairs rising to first floor.

FIRST FLOOR LANDING

With doors giving access to:

BEDROOM ONE 13'6" x 10'11" (4.12m x 3.35m )

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO 11'1" x 6'6",223'1" (3.39m x 2,68m)

uPVC double glazed window to the rear elevation, radiator and loft access.

BATHROOM 10'11" x 7'10" (3.35m x 2.41m )

uPVC double glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin with tiled splashback, panel sided bath with tiled splashback and electric shower over, radiator.

EXTERNALLY

The rear enclosed garden is mainly set to lawn with brick built storage shed.

TENURE - Freehold

COUNCIL TAX

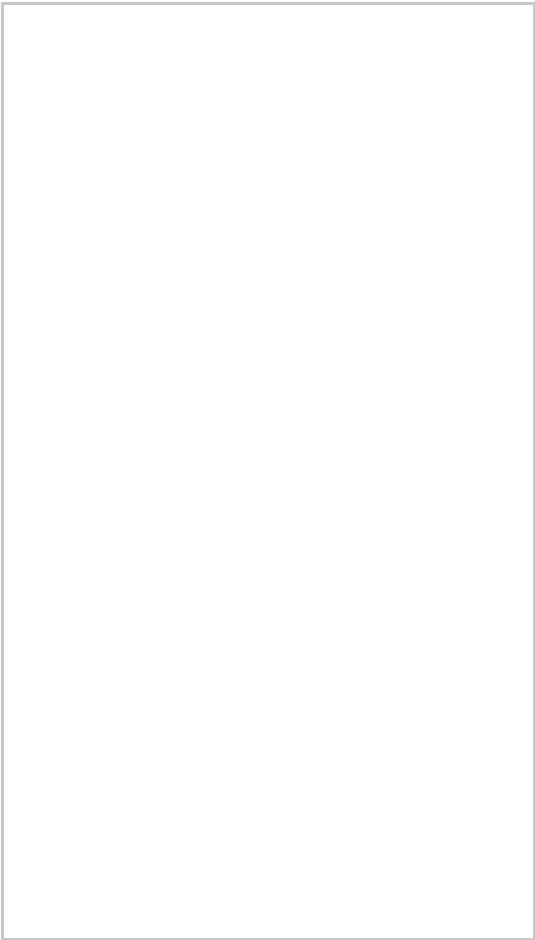
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

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

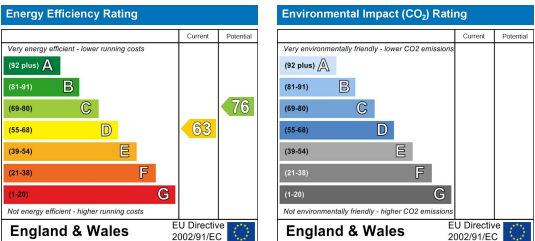
Area Map



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.