



Heapham Crescent | Gainsborough | DN21 1TB

Asking Price: £145,000



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THREE BEDROOM SEMI-DETACHED WITH TENANT IN SITU

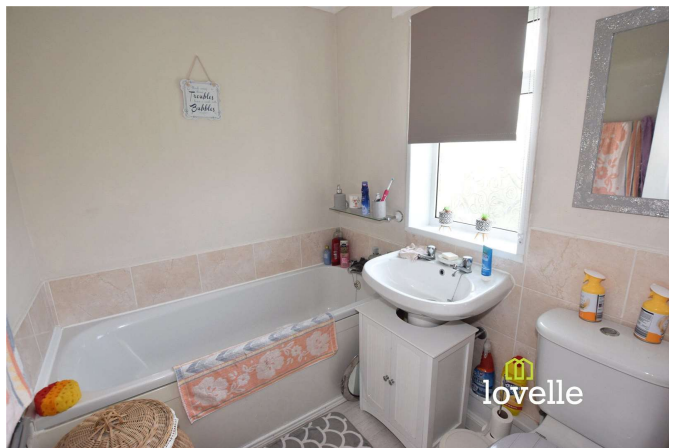


SUMMARY

- THREE BEDROOMS
- OFF ROAD PARKING
- FRONT AND REAR GARDEN
- DESIREABLE LOCATION
- NO ONWARD CHAIN
- TENANT IN SITU
- COUNCIL TAX BAND A

LOCATION

Gainsborough is a thriving market town, situated 20 miles north of Lincoln, just within the Lincolnshire boundary, and has much to offer both locals and visitors alike. The town centre has all high street banks and building societies, plus a good selection of shops. In addition to the town centre shops, there are supermarkets and the Marshall's Yard retail area that has brought a varied selection of outlets to the town. Gainsborough hosts a lively market every Tuesday and Saturday, offering a wide range of goods, clothes and fresh produce and there is also a Lincolnshire Farmers Market, on the second Saturday of every month. Gainsborough has a wide selection of primary schools to choose from, and two secondary schools: Queens Elizabeth's High School and The Gainsborough Academy.



PARTICULARS OF SALE

Entrance Hall:

Enter via UPVC door into entrance hall with tiled flooring, stairs to first floor accommodation and doors to lounge and kitchen.

Lounge:

5.659 x 3.278

Fitted carpet, radiator, bay window to front aspect and French doors to rear garden.

Kitchen:

3.446 x 3.929

Fitted kitchen comprising of; wall and base units, tiled flooring and splash back, window to rear aspect, space for cooker and washing machine, stainless steel sink unit with mixer tap, doors to utility room and rear garden.

Utility Room:

2.048 x 1.718

Base units and worktop, tiled floor, space for fridge freezer and tumble dryer, window to side aspect.

First Floor Accommodation

Bedroom One:

3.864 x 2.915

Window to front aspect, fitted carpet, radiator and built in cupboard.

Bedroom Two:

2.931 x 3.295

Window to front aspect, fitted carpet, radiator and built in cupboard.

Bedroom Three:

2.630 x 2.397

Window to rear aspect, fitted carpet and radiator.

Bathroom:

1.702 x 2.915

Two windows to the rear aspect, shower cubicle with electric shower, bath, pedestal wash hand basin, low level WC, vinyl flooring, heated towel rail, extractor fan and part tiled walls.

Outside:

To the front of the property is gravel driveway parking, lawn and path leading to front door.

To the rear of the property is a laid to lawn garden with patio area and is enclosed by hedges.

TENURE

The tenure of this property is Freehold.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

LOCAL AUTHORITY

This property falls within the geographical area of West Lindsey Council - 01427 676676.

<https://www.west-lindsey.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01427 614018.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE & SOLICITORS

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

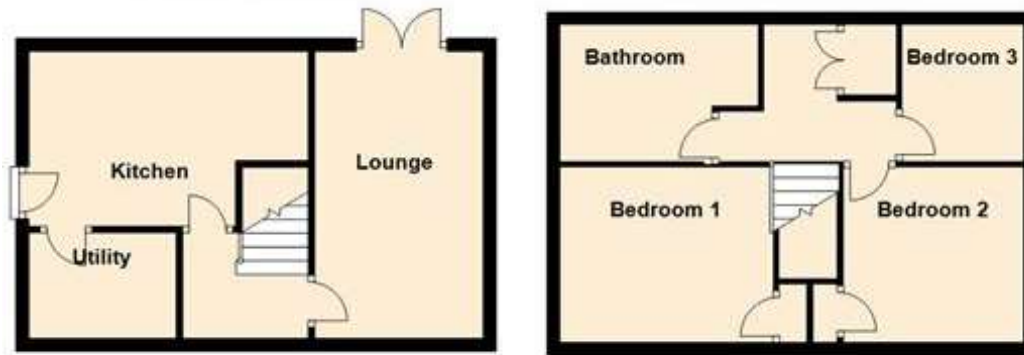
AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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01427 614018

gainsborough@lovelle-property.co.uk