

Hebden Walk, GRANTHAM NG31 9TU

william
h brown

welcome to

Hebden Walk, GRANTHAM

Great first-time buyer purchase or ideal rental investment! Modern two-bedroom terrace house featuring two double bedrooms, spacious dining kitchen, living room and first-floor modern bathroom. Beautifully updated by the current owner and offered in excellent condition throughout.













Entrance
Front door leading into the entrance porch and second door leading into the hallway. With carpeted flooring. Built in storage cupboard and door leading to the lounge.

Lounge
12' 11" x 13' 8" Widest point (3.94m x 4.17m Widest point)
Large window to the front aspect providing lots of light, wood effect flooring, radiator, and staircase to the first floor.

Kitchen
13' 7" x 9' (4.14m x 2.74m)
Having a range of wood effect units at both floor and eye level with worksurfaces over. Space for a washing machine and a fridge freezer. Stainless steel sink and single drainer, built in electric oven with a gas hob and extractor above. Part tiling to the walls, carpeted flooring. Window to the rear aspect and part glazed door leading to the rear garden. The kitchen is also sizeable enough to accommodate a small dining table.

First Floor Landing
With a hatch access to the loft, built in cupboard for storage and soft vinyl flooring.

Bedroom One
10' 4" x 10' 10" (3.15m x 3.30m)
Double bedroom with a window to the front aspect, soft vinyl flooring, radiator.

Bedroom Two
11' 3" Widest point x 7' 6" (3.43m Widest point x 2.29m)
This good size bedroom has a window to the rear aspect, soft vinyl flooring, radiator.

Bathroom
6' 1" x 5' 10" (1.85m x 1.78m)
Having a bath with a shower over, low level wc and vanity sink unit. Part tiling to the walls, radiator, tiled floor and window to the rear aspect.

Description Outside
To the front of the property the garden is open plan style which is mainly lawned with a pathway leading to the front door.

The outside of the property there are two parking spaces in the car park to the rear of the property.

Gate leading to the rear garden. The rear garden is paved and mainly gravel for easy maintenance, with a surrounding fence.

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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Hebden Walk, GRANTHAM

- IDEAL FTB PROPERTY OR A GREAT INVESTMENT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- IN LOVELY ORDER THROUGHOUT
- SITUATED ON THE OUTSKIRTS OF GRANTHAM

Tenure: Freehold EPC Rating: D
Council Tax Band: A



Total floor area 56.7 m² (610 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

guide price

£130,000 - £135,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST114446 - 0003

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