

George Street, Grantham NG31 6QL

william h brown

welcome to

George Street,Grantham

GUIDE PRICE £130,000 - £140,000* -Traditional two double bedroom home within walking distance of Grantham town centre and the train station, offering links to London. Featuring two reception rooms, a kitchen, family bathroom, and a rear courtyard garden. An ideal first-time buy or investment.













Entrance
Part glazed door from the passage way leading into the entrance hall, with stair case rising to the first floor landing, understairs storage, decorative vinyl flooring, and doors giving access to the lounge and dining room.

Lounge
13' 2" into recess x 11' 7" (4.01m into recess x 3.53m)
Having a double glazed window to the front aspect, and fireplace to the chimney breast with fitted cupboards to one side housing the meters, carpet, radiator and TV point.

Dining Room
12' 11" x 11' 4" max (3.94m x 3.45m max)
With a double glazed window to the rear aspect, built in cupboards to one side of the chimney breast, door leading to the under stairs cupboard, radiator and door leading through to the kitchen.

Kitchen
9' 11" x 6' 4" (3.02m x 1.93m)
Boasting a range of white units at both floor and eye level, inset stainless steel sink unit with single drainer and mixer tap into roll edge work surfaces. Space for cooker and plumbing for automatic washing machine. Spotlights to the ceiling, laminate flooring, window to the rear aspect and part glazed door leading to the rear garden.

First Floor Landing
This spacious landing area has an open balustrade stair rail, hatch access to the loft and radiator. Door providing access to the storage cupboard.

Bedroom One
13' 2" x 11' 8" into recess (4.01m x 3.56m into recess)
This double bedroom has a window to the front aspect, radiator and coving to ceiling.

Bedroom Two
13' 1" x 14' 11" into recess (3.99m x 4.55m into recess)
This spacious double bedroom has a window to the rear aspect, carpet, coving to ceiling, radiator and door leading off to the bathroom.

Bathroom
9' x 5' 11" (2.74m x 1.80m)
Three piece white suite comprising of panel bath, pedestal wash hand basin and low level WC. Half height tiling to the walls, vinyl flooring, radiator, extractor fan, obscure window to the side aspect and door giving access to the cupboard housing the Maxi boiler.

General Description Outside
To the rear of the property, there is gated access to the rear garden which is mainly gravel for easy maintenance and offers space for outdoor furniture.

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."

welcome to

George Street, Grantham

- Traditional Mid-Terraced House
- Ideal for First Time Buyers or Investors
- Lounge, Separate Dining Room and Kitchen
- Two Double Bedrooms
- Courtyard Garden to the Rear

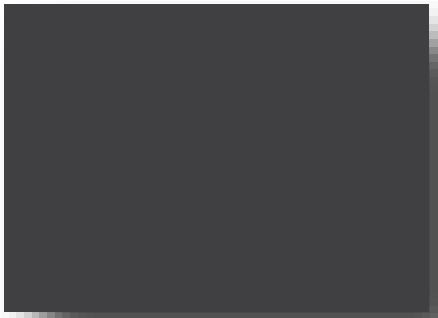
Tenure: Freehold EPC Rating: D
Council Tax Band: A

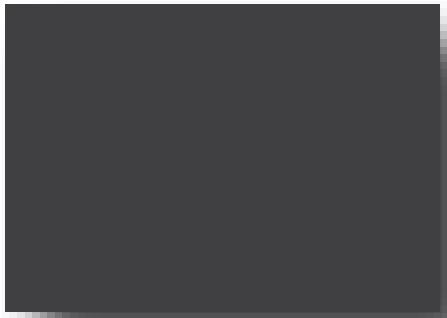


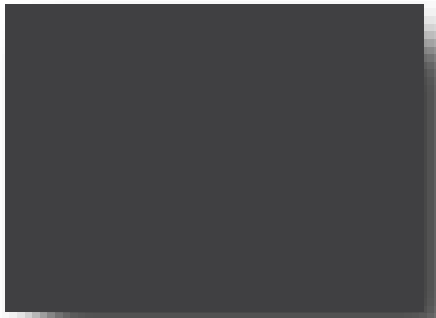
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for William H Brown. Powered by www.focalagent.com

guide price

£130,000 - £140,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST113882 - 0005

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