



Ambergate Walk, Grantham NG31 7PY

welcome to

Ambergate Walk, Grantham

Mid-Terraced house in a popular location, close to some local amenities and good access to the A1 and A52. In need of some modernisation this property offers a good sized lounge, kitchen, conservatory, three bedrooms and wetroom. Benefitting from off road parking to the front.



Entrance

Entering the property through a part-glazed door into the entrance area, with a window to the front aspect.

Lounge

19' 8" x 9' 10" (5.99m x 3.00m)

With a window to the front aspect, laminate flooring and two radiators.

Kitchen

15' 2" x 11' (4.62m x 3.35m)

With wood units to both the floor and eye level with worktops over, vinyl flooring, tiling to the walls, space for an oven, fridge freezer, washing machine and dishwasher.

Conservatory

18' 3" x 9' 6" (5.56m x 2.90m)

With two windows to the rear aspect, vinyl flooring, radiator and door leading out to the rear garden.

First Floor Landing

With hatch access to the loft and doors leading into the bedrooms and wetroom.

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

With a window to the front aspect, floorboards, radiator and the boiler (Vendor advises does not work).

Bedroom Two

8' 7" x 8' 6" (2.62m x 2.59m)

With a window to the rear aspect, built-in wardrobe, wood flooring and radiator.

Bedroom Three

10' 9" x 6' 4" (3.28m x 1.93m)

With a window to the front aspect, and wood flooring.

Wetroom

With a window to the rear aspect, shower, wash hand basin, low level WC, and tiling to the walls.

General Description Outside

Approaching the property to the front which benefits from off-road parking.

The rear garden features a patio area, trees, a shed, gate leading to the rear passage, walls to the sides and rear (which is in need of repair).

Agents Note:

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved'.

Further Notes:

The property benefits from solar panels (which are leased but with no costs involved).



view this property online williamhbrown.co.uk/Property/GST113439



welcome to

Ambergate Walk, Grantham

- Mid-Terraced House
- In Need of Some Modernisation
- Conservatory
- Three Bedrooms
- Off-Road Parking to the Front

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

£120,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST113439](https://www.williamhbrown.co.uk/Property/GST113439)



Property Ref:
GST113439 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)