



31 Cowes Road, Grantham

Guide Price £140,000

 **NEWTON FALLOWELL**

## 31 Cowes Road

Grantham

Cosy two-bed mid-terrace near Grantham centre. Lounge, dining area, fitted kitchen, gardens, close to schools, shops, A1, A52 and local attractions.

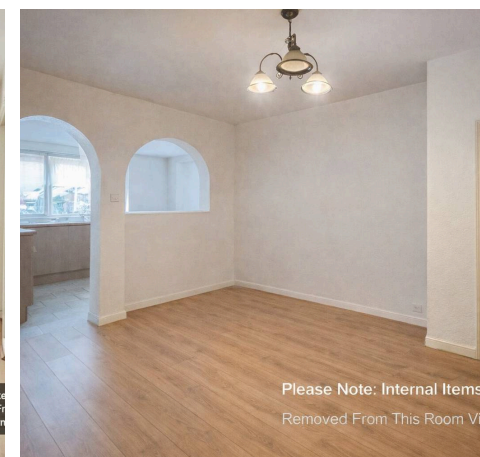
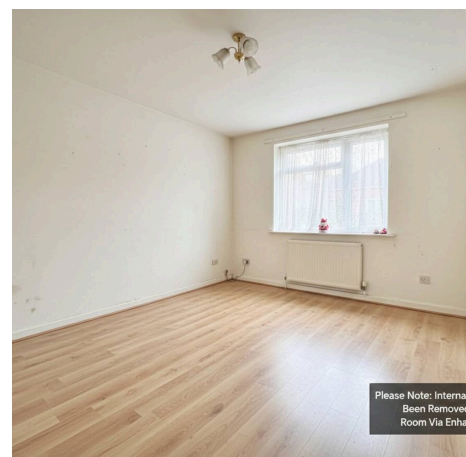
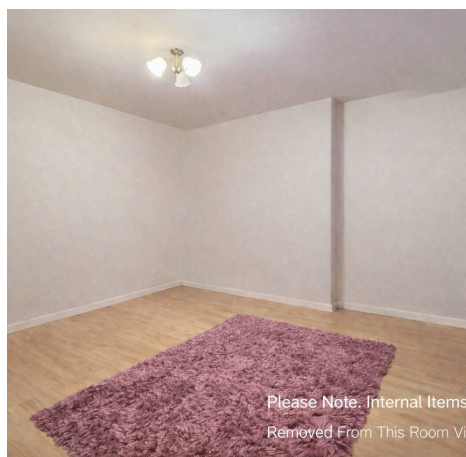
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two Bed Terraced Home
- Close To Local Amenities
- Lounge, Dining Room + Kitchen
- Two Double Bedrooms
- Enclosed Rear Garden
- Attention First Time Buyers / Investors
- Popular Residential Location
- Ample Storage Spaces
- Family Bathroom
- EPC Rating C





#### ENTRANCE HALL

#### LOUNGE

11' 3" x 11' 2" (3.42m x 3.40m)

#### DINING ROOM

11' 3" x 11' 2" (3.43m x 3.41m)

#### KITCHEN

9' 5" x 8' 0" (2.88m x 2.44m)

#### LANDING

#### BEDROOM 1

15' 1" x 11' 3" (4.60m x 3.42m)

#### BEDROOM 2

9' 0" x 11' 3" (2.75m x 3.43m)

#### FAMILY BATHROOM

4' 8" x 8' 6" (1.41m x 2.58m)

#### SERVICES

Mains gas, electricity, water and drainage are connected

#### COUNCIL TAX

The property is in Council Tax Band A

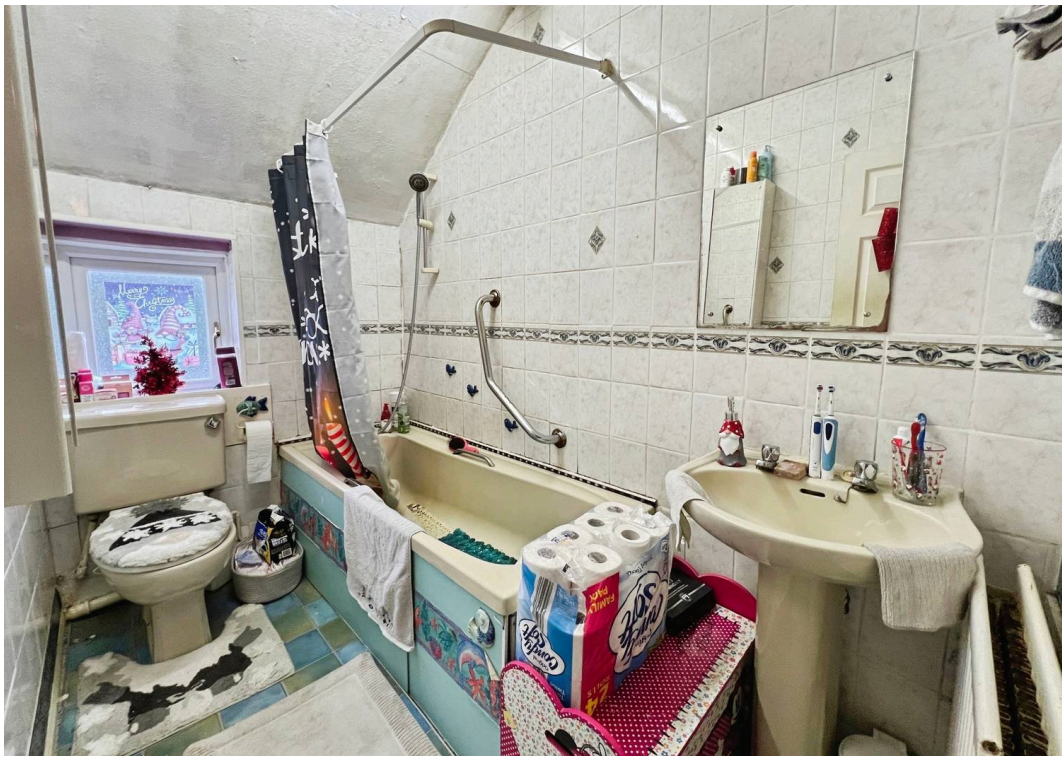
#### DIRECTIONS

From the High Street proceed south taking the right turn at the traffic lights on to Wharf Road (A52). Join the right-hand lane at the traffic lights still following the A52 on to Sankt Augustin Way and take the left turn under the railway bridge on to Dysart Road. Take the right turn on to Cowes Road and the property is on the right-hand side

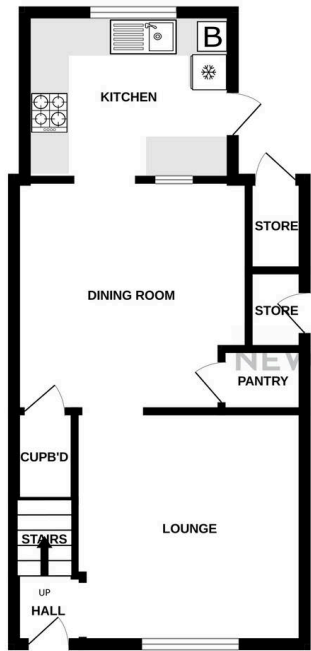
#### AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Newton Fallowell Grantham

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