



Bridge End Road Grantham NG31

**Guide Price £120,000**

FREEHOLD - Council Tax A - EPC Rating E



# Attention investors and First-time buyers - Two bedroomed Mid Terrace home in popular location

- Freehold
- Two Bedrooms
- Two Reception Rooms
- Family Galley Kitchen
- Family Bathroom
- No Onward Chain
- Ideal Buy to Let

Secure My Sale Estate Agents are delighted to offer to the market this well presented and maintained mid terrace property on a desirable street location in the popular market town of Grantham. The property in brief comprised of two bedrooms, two reception rooms and family galley kitchen, family bathroom and rear garden. The home is being offered for sale with no onward chain and in the valuers opinion requires internal inspection to appreciate the size of property available. It is currently tenanted so could appeal to investment purchasers as well as first time buyers.

**Freehold and Council Tax Band A, EPC Rating E Entrance**

## GROUND FLOOR

Part glazed uPVC door leading into the lounge.

Lounge 11' 2" x 12' 1"

With a double-glazed window to the front aspect, TV point. Laminate flooring and picture rail

Inner Hall 4' 11" x 3' 5"

With staircase rising to the first-floor landing, and door to the storage cupboard

Dining Room 11' 1" x 12' 0"

Good size dining room with fitted gas fire, double to the rear aspect, laminate flooring. Access through to the kitchen.

Kitchen 18' 5" x 6' 5"

The family galley kitchen is fully fitted with a range of wall and base units with work surfaces over. Inset stainless steel sink, tiled splash backs to the walls. Inset gas hob with electric cooker below, plumbing for automatic washing machine/dishwasher. Space for fridge freezer, tiled flooring and uPVC door leading to the rear garden and double glazed window to the side.

## FIRST FLOOR

Landing 10' 7" x 3' 0"

Having access to the bedrooms and family bathroom.

Bedroom One 11' 2" x 11' 1"

Double glazed window to the front elevation and fitted el

Bedroom Two 11' 1" x 8' 9" MAX

Double glazed window to the rear

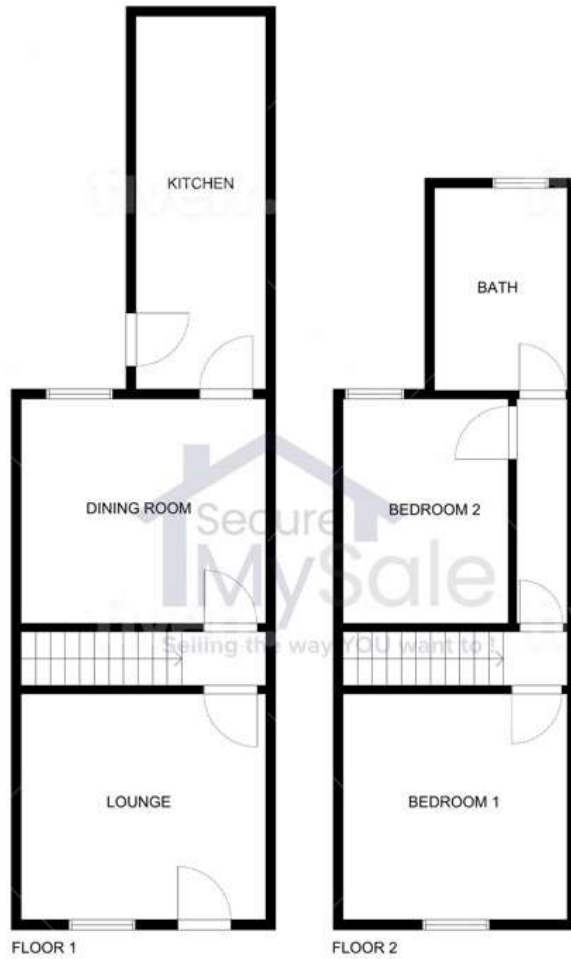
Family Bathroom 10' 0" x 6' 5"

Fitted with a three piece suite comprising of panel bath with electric shower over and fitted shower screen, pedestal wash hand basin and low level WC. Part tiled walls, window to the rear aspect, and houses the airing cupboard.

Outside

The rear courtyard is laid to block paving, leading to a rear garden that is mainly laid to lawn





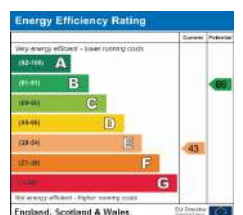
**Secure My Sale**

Newton House 40 Westgate NG31 6LY

Call: 01476 825258

Web: [www.securemysale.co.uk](http://www.securemysale.co.uk)

Email: [admin@securemysale.co.uk](mailto:admin@securemysale.co.uk)



Confidentiality Notice The information in this e-mail and any attachments to it is confidential and may be legally privileged or prohibited from disclosure and unauthorised use. It is intended solely for the addressee, or the employee or agent responsible for delivering such materials to the addressee and access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication or any action or omission to be taken in reliance upon this message or its attachments is prohibited and may be unlawful.