



Secure My Sale offer Cecil Street Grantham for sale

**Guide Price £120,000 Freehold**

Council Tax Band A EPC Rating D



# Secure My Sale Offer this Two Double Bedroomed Terrace For Sale with No Onward Chain

- Freefold
- Mid Terrace Home
- Two Double Bedrooms
- Two Reception Rooms
- Bathroom & Shower Room
- Council Tax Band A - EPC D
- No Onward Chain

Secure My Sale are pleased to offer for sale, this traditional two double bedroom mid terrace home which is ideally situated within walking distance of Grantham town and local amenities. The property briefly comprises of lounge, dining room, galley kitchen, two double bedrooms one with an en-bathroom and a separate shower room. The property is being sold with no onward chain. On the ground floor the home is entered via the passageway into a small reception hall, there are two good side reception rooms with fitted storage to both. The galley style kitchen to the rear leads to the rear hall are with doors to the rear and the shower room. The first floor comprises of two double bedrooms and good sized ensuite bathroom off the rear one. To the rear there is an enclosed yar

## Entrance Hall

To the entrance of the property is a double glazed front door, under stairs cupboard and door to the lounge and dining room

### Lounge 10' 9" x 11' 0"

Lounge comprises of a double glazed window to the front elevation, a wall mounted radiator featured fireplace, built in storage to either side and coving to the ceiling

### Dining Room 11' 0" x 9' 08"

Dining room comprises of a double glazed window to the rear elevation, fitted storage, staircase leading to the first floor, radiator and door way to the kitchen.

### Kitchen 11' 0 x 6' 1"

The galley style kitchen comprises of a range of fitted kitchen wall and base units with contrasting work surfaces, inset gas hob and electric oven, plumbing for washing machine/dishwasher and fitted breakfast bar. Double glazed window to the side and fitted radiator. Rear HallHouses the airing cupboard and doors to the rear and shower room

### Shower Room 6' 4" x 5' 0"

Single shower cubicle with fitted electric shower, wash hand basin and low-level WC. Part tiled walls, radiator and double-glazed window to the side.

## Landing

The landing is accessed from the dining room, doors to the bedrooms.

### Bedroom Two 12' 9" x 11' 0"

Bedroom two comprises of a double-glazed window to the front elevation and fitted radiator

### Bedroom One 12' 4" x 11' 0"

Double glazed window to the rear elevation, radiator and door way to ensuite, and built in storage cupboard.

### Ensuite Bathroom 11' 0" x 5' 11"

Comprises of a three piece suite of panel bath, LLWC and wash hand basin fitted into vanity unit, houses the central heating boiler and double glazed window to the side.

## Rear of The Property

To the rear of the property you have a courtyard space, with gated access to the front via the shared passageway.







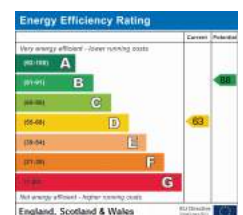
## Secure My Sale

Newton House, 40 Westgate Grantham NG31 6LW

**Call:** 01476825258

**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.