



**New Street Grantham NG31**  
Freehold - EPC Rating D - Council Tax Band A

**Guide Price £99,995**



# Ideal investment property close to Grantham town centre

- Investment Property
- Freehold
- Two Bedrooms
- Two Reception Rooms
- Galley Kitchen
- Family Bathroom
- Council Tax A
- No Onward Chain

NO UPWARD CHAIN – FREEHOLD – COUNCIL TAX BAND A

This two-bedroom mid-terraced house offers plenty of space and potential throughout whilst being sold to the market with no upward chain, making it a great purchase for a range of buyers. This property is situated in a convenient location within reach of various amenities, local shops, excellent transport links and easy access into the Town Centre. To the ground floor is a living room, dining room inner hall and kitchen. Upstairs on the first floor are, landing, two double bedrooms and a bathroom. Outside there is a courtyard to the rear. In the valuers opinion an ideal investment opportunity for buy to let or first time buyer.

MUST BE VIEWED

## Ground Floor

**Living Room** -11' 6" x 10' 6" - The living room has a UPVC double glazed window and door to the front elevation, carpeted flooring, a wall-mounted gas fire, a TV point, dado rail and textured ceiling, opening through to;

**Inner Hall** – Under stairs cupboard opening through to;**Dining Room** – 11' 5" x 10' 9" Double glazed window to the rear, wall mounted gas fire, textured ceiling, stairs leading to the first floor and door to the kitchen.

**Kitchen** - 9' 3" x 4' 10" - The kitchen has a range of fitted base units with worktops, a stainless steel sink with taps and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge, tiled splashback and a UPVC double glazed window to the rear elevation door giving access to the rear

## First Floor

**Landing** - The landing has carpeted flooring and provides access to the first floor accommodation.

**Master Bedroom** – 11' 7" x 10' 6" - The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a wall-mounted storage heater.

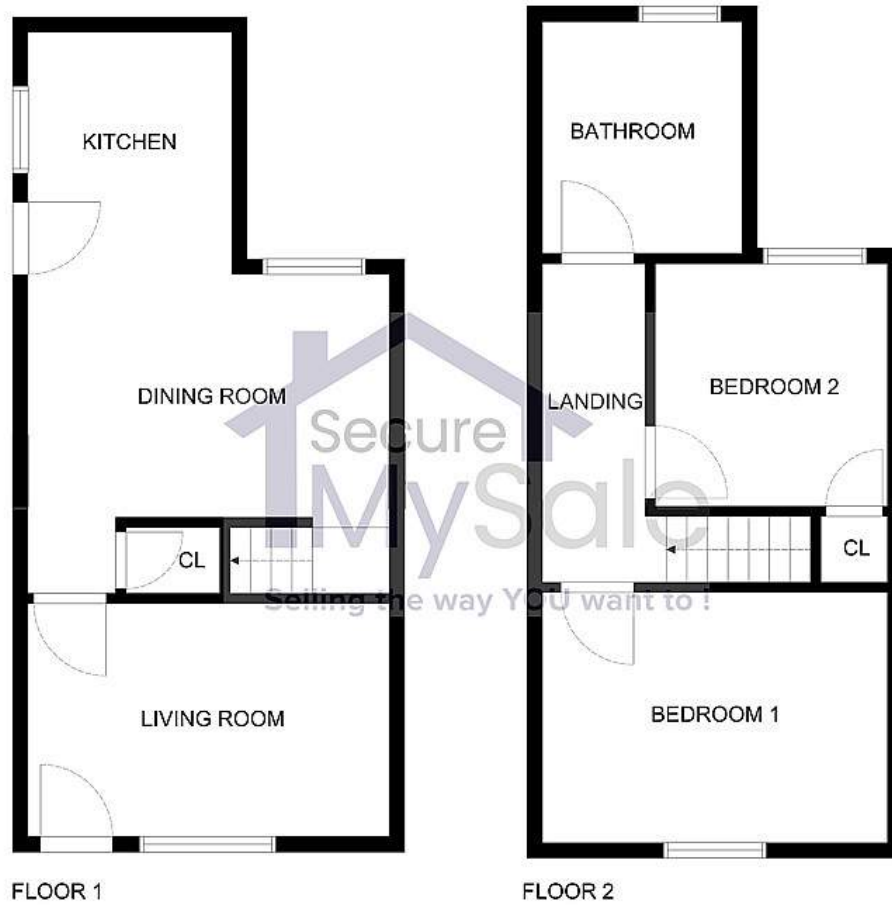
**Bedroom Two** – 11' 5" x 8' 9" - The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, an in-built wardrobe, an in-built cupboard, and a wall-mounted storage heater.

**Bathroom** - The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower, an in-built airing cupboard, and a UPVC double glazed obscure window to the rear elevation

**Outside** - There are low maintenance gardens to the rear of the property







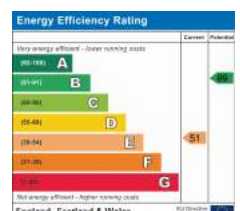
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Newton House, 40 Westgate Grantham NG31 6LY

**Call:** 01476825258

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