

# Pigott & Hall

## RESIDENTIAL FOR SALE BY PRIVATE TREATY

2 Bedroom Terraced House  
114 Stamford Street, Grantham, NG31 7BP



Mid terraced house in this popular location on the edge of Town and with accommodation comprising living room, dining room, kitchen, 2 double bedrooms and family bathroom. There is a yard and further yard to the rear and the home has many benefits including gas central heating and UPVC double glazing and is sold with no upwards chain.

### PRICE: £115,000

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## ACCOMMODATION:

From the pavement through the UPVC double glazed door into the:

### LIVING ROOM:

**4.06m (13'04") max. x 3.43m (11'03")**

with double radiator, upvc double glazed window, inset gas fire in fireplace and door to:



**CENTRAL LOBBY** with door to under stairs cupboard and through to:

### DINING ROOM:

**4.06m (13'04") max. x 3.05m (10')**

with double radiator, central heating controller, upvc double glazed window, inset gas fire in fireplace, door to stairs and door to:



### KITCHEN:

**4.37m (14'04") x 2.01m (6'07")**

with terracotta floor tiles, range of fitted floor and wall units, mostly tiled walls, 2 upvc double glazed windows and a double glazed, upvc back door.



Stairs with handrail to **LANDING** corridor with double radiator and doors to:

### FRONT BEDROOM:

**4.06m (13'04") max. x 3.43m (11'03")**

with upvc double glazed window, double radiator and built in cupboard.



### MIDDLE BEDROOM:

**3.10m (10'02") max. x 3.02m (9'11") max**

with upvc double glazed window, and double radiator.





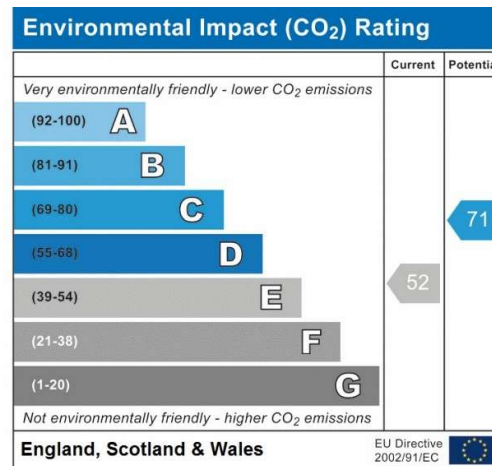
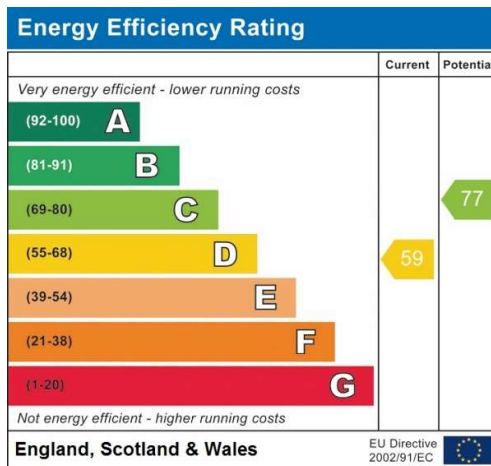
**BATHROOM:**  
**2.69m (8'10") max. x 2.06m (6'09") max.**

with modern, white suite comprising panelled bath, close coupled WC and pedestal wash basin, shower from taps over bath, boiler in enclosed unit, upvc double glazed window and double radiators.



**OUTSIDE:**

From the back door in the kitchen leading to the rear yard, path behind the house and neighbours for access and further, larger, enclosed yard.



**SERVICES:** fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

**COUNCIL TAX:** From the VOA web site the property is classified as Band A.

**MEASUREMENTS:** Whilst every care has been taken in the preparation of these particulars, the purchasers or prospective tenants are advised to satisfy themselves that the statements contained and measurements given, if any, are correct. All measurements are approximate and given to the nearest 0.076m. (3ins.)

**MONEY LAUNDERING:**

Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**MISREPRESENTATION ACT:** 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'

**POSSESSION:** Vacant possession of this FREEHOLD property will be given upon completion.

**VIEWING:** By arrangements with the selling agents **PIGOTT and HALL**, 38 Westgate, Grantham, Lincs NG31 6LY  
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