



St. Johns Terrace

Gainsborough, DN21 1BY

£72,500



A mid terrace house located close to the town centre with accommodation comprising to the ground floor Lounge, Dining Room and Kitchen and to the first floor two bedrooms and bathroom. Low maintenance yard to the rear and front buffer yard. The property also benefits from gas central heating and majority uPVC double glazing. Ideal investment/first time buyer.



LOUNGE 12'10" x 11'7" (3.91 x 3.53)
 uPVC double glazed Entrance door, uPVC double glazed bay window to the front elevation, radiator. Doors to:

INNER HALLWAY
 Stairs to first floor. Door to:

DINING ROOM 12'10" x 11'5" (3.91 x 3.48)
 uPVC double glazed window to the rear elevation, radiator, access to under stairs storage. Door to:

KITCHEN 11'7" x 5'10" (3.54 x 1.79)
 uPVC double glazed window to the side, wooden single glazed window to the side, uPVC double glazed door leading to the yard, fitted kitchen with range of base, drawer and wall units and complementary work surfaces with tiled area. Stainless steel sink and drainer, room for cooker, fridge/freezer, washing machine and dryer.

FIRST FLOOR LANDING
 With doors to:

BEDROOM 1 13'0" x 11'7" (3.95 x 3.52)
 uPVC double glazed window to the front elevation, radiator, cast iron fire feature, storage cupboard.

BEDROOM 2 12'10" x 11'5" (3.91 x 3.48)
 uPVC double glazed window to the rear elevation, radiator, cast iron fire feature and loft access. Door to:

BATHROOM 11'7" x 5'11" (3.53 x 1.81)
 uPVC double glazed window to the rear elevation. Bathroom suite comprising: w.c., pedestal wash band basin, bath with tiled splash-backs, airing cupboard.

EXTERNALLY
 Yard to the rear and front buffer yard.

COUNCIL TAX
 Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

TENURE - Freehold

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

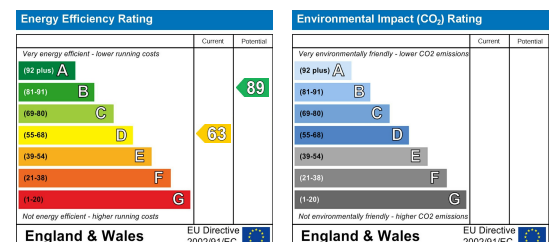
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

124 Trinity Street, Gainsborough, DN21 1JD
 Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>