

HUNTERS[®]

HERE TO GET *you* THERE



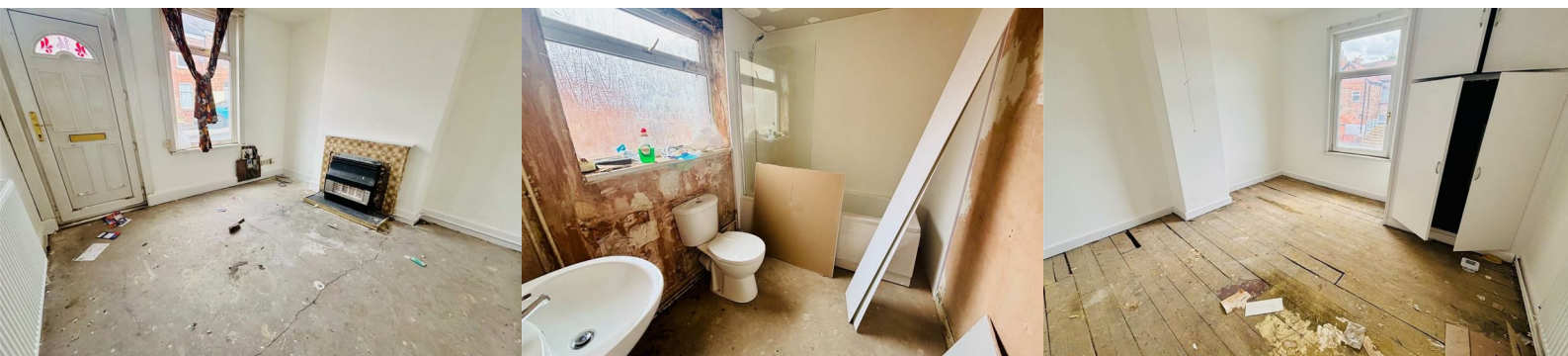
Lewis Street

Gainsborough, DN21 2AB

Asking Price £55,000



We offer to the market with NO ONWARD CHAIN a two bedroom mid terrace house located centrally within the market town of Gainsborough which is well served with amenities including Marshalls Yard retail complex, cafes and restaurants, lesiure facilities and well regarded schools.



ACCOMMODATION

uPVC entrance door leading into:

LOUNGE 11'8" x 10'9" (3.56m x 3.28m)

uPVC double glazed window to the front elevation, radiator and fireplace. Door giving access to:

KITCHEN AREA 11'8" x 11'11" (3.56m x 3.64m)

Access to under stairs storage and stairs rising to first floor accommodation. uPVC double glazed window to the rear elevation, radiator and fitted base unit with stainless steel sink and drainer. Door giving access to:

REAR HALLWAY

uPVC double glazed entrance door to the side elevation and further door giving access to:

BATHROOM 8'1" x 6'3" (2.47m x 1.91m)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and bath.

FIRST FLOOR LANDING

With loft access and doors giving access to:

BEDROOM ONE 11'8" x 10'9" (3.57m x 3.29m)

uPVC double glazed window to the front elevation, radiator and access to storage cupboard.

BEDROOM TWO 11'9" x 12'2" (3.59m x 3.72m)

uPVC double glazed window to the rear elevation, radiator and storage cupboard housing the gas fired central heating boiler.

EXTERNALLY

To the front is a low maintenance buffer garden and to the rear an enclosed low maintenance yard with brick storage area.

COUNCIL TAX

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

TENURE - Freehold

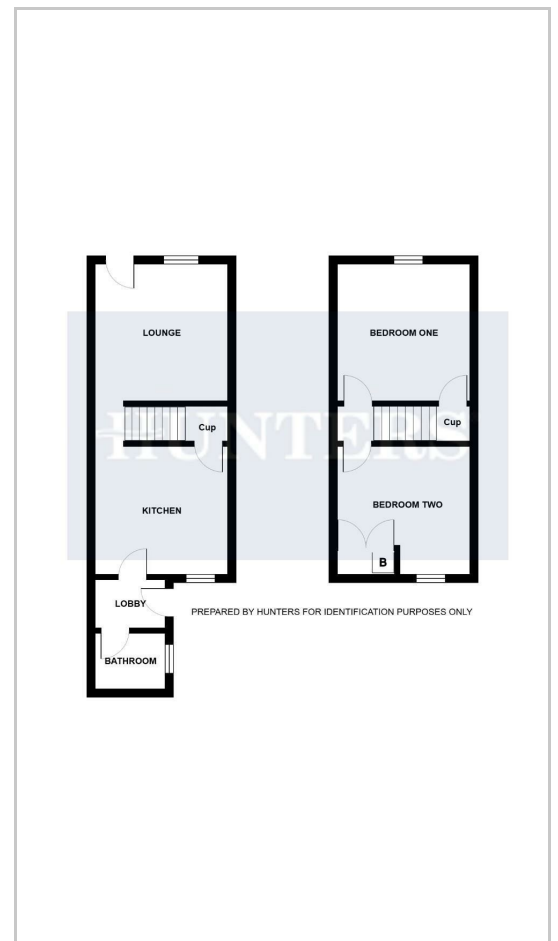
AGENTS NOTE

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'

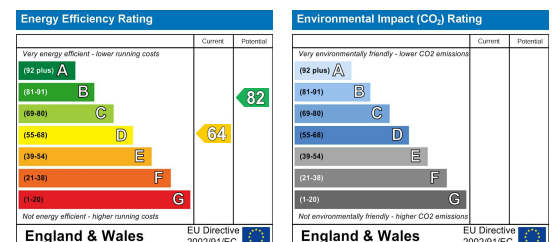
Area Map



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>