



## Britannia Terrace

Gainsborough, DN21 1BL

Asking Price £45,000



We offer to the market with NO ONWARD CHAIN a two bedroom end of terrace house located centrally within the market town of Gainsborough. The property benefits from partial uPVC double glazing and gas fired central heating.



## ACCOMMODATION

Composite entrance door leading into:

**LOUNGE** 12'6" x 11'0" (3.83m x 3.36m )

uPVC double glazed window to the front elevation and wooden single glazed window to the side elevation, tiled fireplace and hearth. Doorway leading into:

### INNER HALLWAY

Stairs rising to first floor accommodation and door leading into:

**BREAKFAST KITCHEN** 11'11" x 11'1" (3.64m x 3.38m )

uPVC double glazed window and door to the rear elevation and single glazed wooden window to the side elevation. Kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap over, integrated electric oven, four ring gas hob, access to under stairs storage area, provision for automatic washing machine.

### FIRST FLOOR LANDING

Stairs rising to attic bedroom and doors giving access to:

**BEDROOM ONE** 12'7" x 10'11" (3.84m x 3.35m )

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

**BATHROOM** 11'0" x 11'0"n (3.37m x 3.36n )

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin, panel sided bath with tiled splashback and cupboard housing the gas fired central heating boiler.

**ATTIC BEDROOM** 12'3" x 10'2" (3.74m x 3.11m )

uPVC double glazed window to the side elevation and radiator.

### EXTERNALLY

To the rear is an enclosed low maintenance 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

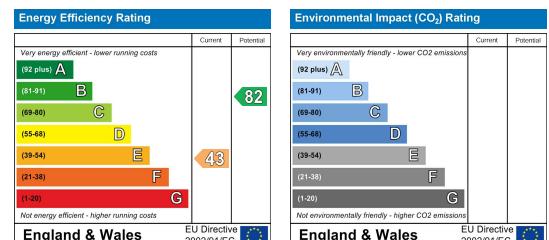
## Area Map



## 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.