

HUNTERS[®]

HERE TO GET *you* THERE



Tooley Street

Gainsborough, DN21 2AN

£92,500



We offer to the market with NO ONWARD CHAIN for ease of purchase a three bedroom traditionally built mid terrace house located centrally within the market town of Gainsborough having access to the local communities including Marshall yard retail complex supermarkets, leisure facilities and a number of highly regarded schools, including the Queen Elizabeth high school EARLY VIEWING IS HIGHLY RECOMMENDED.



ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator and doors giving access into:

LOUNGE 15'4" x 11'10" to its maximum dimensions (4.69m x 3.62m to its maximum dimensions)

uPVC double glazed bay window to the front elevation, radiator, fireplace, coving to ceiling.

DINING ROOM 17'1" x 13'5" (5.22m x 4.11m)

uPVC double glazed window to the rear elevation, radiator, marble effect fireplace and hearth with painted surround and mantle over, coving to ceiling. Door giving access into:

KITCHEN 13'6" x 7'7" (4.14m x 2.32m)

Double glazed windows to the side and rear elevations and uPVC double glazed door to the side elevation giving access out to the garden. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset sink and drainer with mixer tap, space for cooker, provision for automatic washing machine, wall mounted gas fired central heating boiler, radiator and tiled flooring.

FIRST FLOOR LANDING

With loft access and doors giving access to:

BEDROOM TWO 12'11" x 10'9" (3.96m x 3.29m)

uPVC double glazed window to the front elevation and radiator.

BEDROOM ONE 13'6" x 9'4" (4.13m x 2.87m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE 10'2" x 7'4" (3.12m x 2.24m)

uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM 7'3" x 7'0" (2.23m x 2.15m)

uPVC double glazed window to the front elevation, suite comprising w.c., pedestal wash hand basin and panel sided bath, part wood panel and part tiled walls, inset spotlights to ceiling.

EXTERNALLY

To the front is a wall and gated low maintenance buffer garden with pathway leading to the front entrance door and to the rear is an enclosed garden mainly set to lawn with low level gravel area and brick built storage to the rear with gated access out to the rear.

TENURE - Freehold

COUNCIL TAX

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

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 at £45.00 + VAT

PROPERTY INFORMATION FORM

<https://app.coadjute.com/ent/share/2ccc2250-486d-4150-ac11-9ad13605bfef>

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.

The Bank, 10a Silver Street, Gainsborough, DN21 2DP

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Area Map



Floor Plans



Energy Efficiency Graph

