

HUNTERS[®]

HERE TO GET *you* THERE



Marshalls Rise

Gainsborough, DN21 2HL

£120,000 for 100% share



Council Tax: A



22 Marshalls Rise

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ACCOMMODATION

Composite double glazed door leading into:

ENTRANCE PORCH

Radiator and door giving access into:

LOUNGE DINER

16'9" x 16'9" (5.11m x 5.11m)

uPVC double glazed window to the front elevation, two radiators and stairs rising to the first floor accommodation. Door giving access into:

INNER HALLWAY

With doors in turn giving access to W.C. and cupboard housing the air pump system.

W.C.

5'2" x 3'7" (1.58m x 1.10m)

Comprising w.c., pedestal wash hand basin with vanity unit, tiled splashback and radiator.

KITCHEN

12'3" x 7'10" (3.75m x 2.40m)

uPVC double glazed window to the rear elevation and composite double glazed entrance door to the rear elevation, fitted kitchen comprising base, drawer, wall and larder units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric induction hob with extractor over, space for fridge freezer and provision for automatic washing machine.

FIRST FLOOR LANDING

Radiator, loft access with fixed ladder and being partially boarded and light. Doors in turn giving access to:

BEDROOM ONE

12'4" x 11'0" (3.76m x 3.37m)

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

BATHROOM

7'6" x 6'1" (2.31m x 1.86m)

Suite comprising w.c., pedestal wash hand basin with tiled splashback and panel sided bath with mixer shower over and tiled splashback, radiator.

BEDROOM TWO

9'6" x 10'2" to the front of the wardrobe (2.91m x 3.11m to the front of the wardrobe)

uPVC double glazed window to the rear elevation, radiator and range of fitted wardrobes with mirrored sliding doors.

EXTERNALLY

To the front is a parking space with steps rising to the front entrance door. To the rear is an enclosed garden with lawn area, slabbed patio and mature planted border with a variety of foliage, shed.

COUNCIL TAX

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

TENURE - Leasehold

99 years from and including 1 January 2012

Service charge for property approx £27 pcm

Rental & Service charges are currently £294.70 pcm

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in

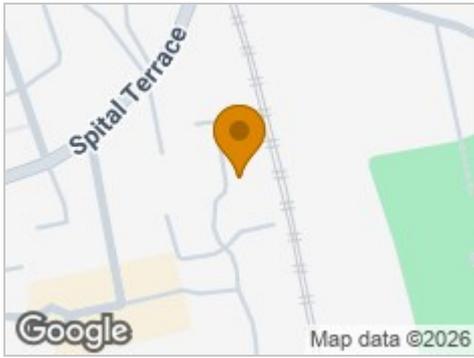
compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate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

AGENTS NOTE

This property is a shared ownership property and is being advertised at a 100% share although can be purchased on a percentage basis with a rental figure being paid for the remainder.



Road Map



Hybrid Map



Terrain Map



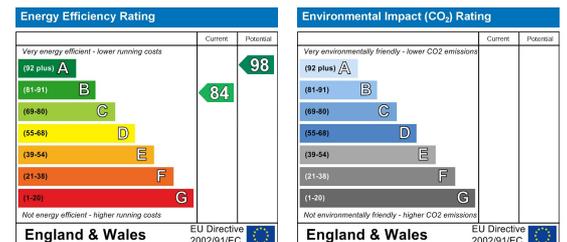
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

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.