

# HUNTERS®

HERE TO GET *you* THERE



## Wheeldon Street

Gainsborough, DN21 1BS

£45,000



We offer to the market a three bed end of terrace house in need of a comprehensive scheme of modernisation with accommodation comprising Lounge, Diner, Kitchen, downstairs Bathroom and two bedrooms to the first floor. Located within the market town of Gainsborough which is well served with local amenities including Marshalls Yard retail complex, cafes and restaurants and a number of well regarded schools.



## ACCOMMODATION

uPVC double glazed entrance door leading into:

**LOUNGE** 12'4" x 11'4" (3.77m x 3.46m )

Double glazed entrance door and window to the front elevation, tiled fireplace and doorway giving access into:

## INNER HALLWAY

Access to stairs storage area and door giving access into:

**DINING ROOM** 12'5" x 12'2" (3.81m x 3.72m )

uPVC double glazed window to the rear elevation, Doorway giving access to stairs rising to the first floor accommodation, tiled fireplace and door giving access to:

**KITCHEN** 8'2" x 5'6" (2.49m x 1.70m )

uPVC double glazed window to the side elevation, space for cooker, base unit housing sink and drainer. Doorway giving access to:

## REAR HALLWAY

Cupboard housing hot water cylinder and uPVC door to the side elevation leading out to the rear yard. Further door giving access into:

**SHOWER ROOM** 7'6" x 5'7" (2.31m x 1.71m )

uPVC double glazed window to the side elevation, suite comprising w.c., hand basin mounted in vanity unit, shower cubicle, part tiled walls.

## FIRST FLOOR LANDING

Doors giving access to:

**BEDROOM ONE** 12'4" x 11'5" (3.76m x 3.49m )

uPVC double glazed window to the front elevation.

**BEDROOM TWO** 12'7" x 12'6" (3.84m x 3.82m )

uPVC double glazed window to the rear elevation and door giving access to stairs rising to the:

**ATTIC BEDROOM** 12'4" x 13'1" (3.78m x 3.99m )

Wooden glazed window to the front elevation.

## EXTERNALLY

To the rear is an enclosed yard.

## 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

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

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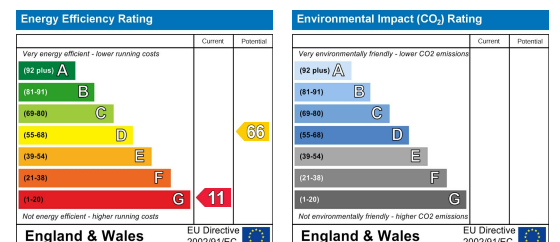
## Area Map



## Floor Plans



## Energy Efficiency Graph



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