

HUNTERS[®]

HERE TO GET *you* THERE



Hickman Court

Gainsborough, DN21 1NZ

Asking Price £125,000



We offer to the market with NO ONWARD CHAIN for ease of purchase a well presented two bedroom mid terrace house situated in a popular residential area within the market town of Gainsborough which is well served with local amenities including Marshall yard retail complex, leisure facilities, cafes and restaurants, supermarkets and a number of well regarded schools. EARLY VIEWING IS HIGHLY RECOMMENDED, the property may be of interest to first time buyers and investors alike.



ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

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

BREAKFAST KITCHEN 9'11" x 9'1" (3.03m x 2.78m)

uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine, space for fridge freezer, radiator, access to understairs storage area and spotlights to ceiling. Door giving access to:

W.C. 5'6" x 3'4" (1.69m x 1.02m)

Comprising of w.c. and hand basin with tiled splashback and radiator.

LOUNGE 11'8" x 12'3" (3.57m x 3.74m)

uPVC double glazed French doors to the rear elevation giving access out to the enclosed rear garden, radiator and coving to ceiling.

FIRST FLOOR LANDING

Loft access, radiator and doors in turn giving access to:

BEDROOM ONE 13'3" x 9'1" (4.05m x 2.79m)

uPVC double glazed window to the front elevation, radiator, fitted wardrobes and separate storage cupboard housing the gas fired central heating boiler.

BATHROOM 6'10" x 5'10" (2.09m x 1.80m)

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

BEDROOM TWO 12'3" x 9'1" (3.75m x 2.78m)

uPVC double glazed window to the rear elevation and radiator.

EXTERNALLY

To the front is an allocated parking space and to the rear is an enclosed low maintenance garden with astroturf area and slabbed patio.

TENURE - Freehold

COUNCIL

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

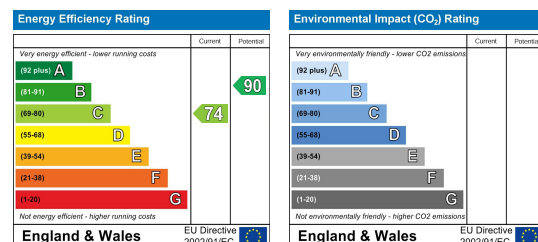
Area Map



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.

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