

# HUNTERS®

HERE TO GET *you* THERE



## Sunningdale Way

Gainsborough, DN21 1FZ

Offers Over £120,000



We offer to the market with NO ONWARD CHAIN for ease of purchase a two bedroom terrace house located in a popular established residential area within the town of Gainsborough which is well served with amenities including Marshalls Yard retail complex, leisure facilities, shops, supermarkets, cafes and restaurants and the riverside. VIEWING IS HIGHLY RECOMMENDED.





ACCOMMODATION

Composite entrance door leading into:

KITCHEN 9'10" x 9'4" (3.00 x 2.86)

uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, stainless steel sink and drainer, integrated electric oven, four ring gas hob with extractor over, radiator, sliding glass doors leading into Lounge. Door giving access to:

CLOAKROOM/UTILITY 3'11"x 6'11" (1.20x 2.12)

uPVC double glazed window to the front elevation, fitted base unit with complementary work surface, circular stainless steel sink with mixer tap, space and plumbing for automatic washing machine, w.c., radiator, wall mounted gas fired central heating boiler.

LOUNGE/DINER 14'4" x 12'2" (4.39 x 3.72)

uPVC double glazed French doors with side windows to the rear elevation giving access out to the enclosed rear garden, two radiators and stairs to the first floor accommodation

FIRST FLOOR LANDING

Storage cupboard and doors leading to:

BEDROOM ONE 12'2" x 11'10" to maximum dimensions (3.72 x 3.63 to maximum dimensions)

uPVC double glazed window to the rear elevation, radiator and loft access.

BEDROOM TWO 8'10" x 8'5" (2.71 x 2.59)

uPVC double glazed window to the front elevation and radiator.

SHOWER ROOM 6'2" x 5'10" (1.88 x 1.80)

Suite comprising w.c., pedestal wash hand basin with tiled splashback and walk in double shower cubicle with tiled walls, radiator.

EXTERNALLY

To the front is a low maintenance gravel buffer garden with slabbed pathway leading to the front entrance door and to the rear is an enclosed garden, slabbed patio area and low maintenance gravel feature. Space for shed and gate to the side. There is also an allocated parking space.

COUNCIL TAX

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

TENURE - FREEHOLD

AGENTS NOTE

We are advised there is a management fee of approximately tbc for the upkeep of the green areas.

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

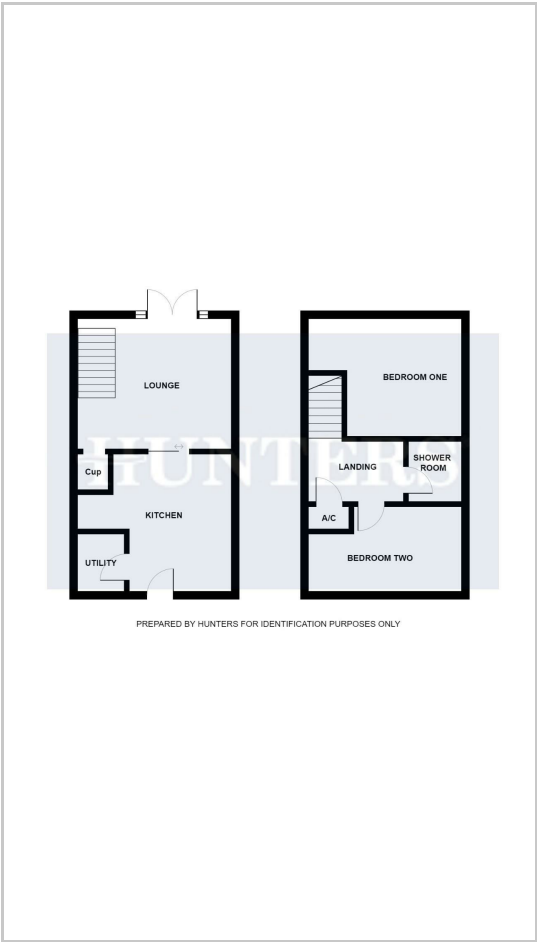
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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Area Map



Floor Plans



Energy Efficiency Graph

