

# HUNTERS<sup>®</sup>

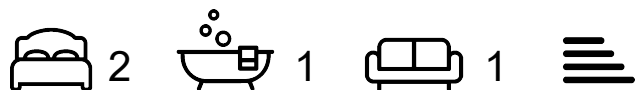
HERE TO GET *you* THERE



## Warren Close

Gainsborough, DN21 2UD

Asking Price £85,000



We offer to the market with NO ONWARD CHAIN for ease of purchase a two bedroom traditionally built first floor flat located in a popular residential area to the north side of the market town of Gainsborough which is well served with amenities including Marshalls Yard retail complex, cafes and restaurants, leisure facilities and a number of well regarded schools.





ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALL

Useful storage cupboard and stairs rising to first floor accommodation with quarter landing. Doorway giving access into Entrance Hall with loft access and door giving further access into:

LOUNGE 11'8" x 11'6" (3.57m x 3.51m )

uPVC double glazed window to the rear elevation, radiator and wall mounted gas fire, coving to ceiling.

KITCHEN 8'10" x 8'11" (2.71m x 2.72m )

uPVC double glazed window 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, tiled splashback, integrated electric oven and four ring electric hob with extractor over, provision for automatic washing machine, radiator and wall mounted gas fired central heating boiler.

BEDROOM ONE 11'6" x 8'11" (3.51m x 2.72m )

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO 8'11" x 5'11" (2.73m x 1.82m )

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

BATHROOM 5'7" x 5'6" (1.72m x 1.69m )

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and panel sided bath with tiled splashback and radiator.

EXTERNALLY

To the front is a parking area and to the rear is a section low maintenance garden area.

TENURE - Leasehold

999 years from 1 January 1989

Service charges £64.08 per month.

COUNCIL TAX

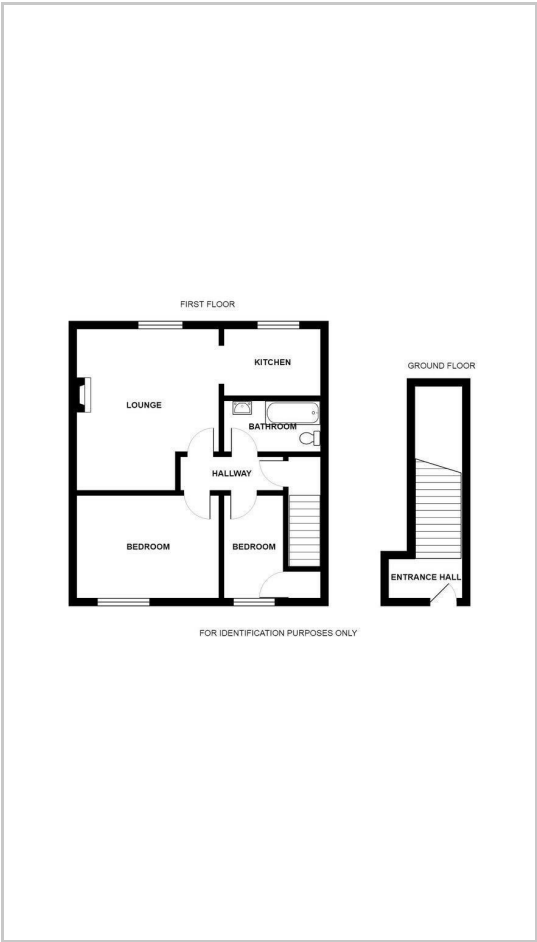
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

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.

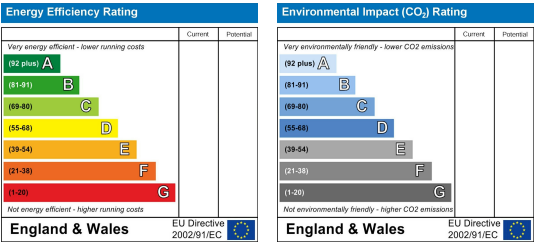
Area Map



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.