

HUNTERS®

HERE TO GET *you* THERE



Balfour Street

Gainsborough, DN21 2LF

£99,995



Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door leading into: Storm Porch with doorway giving access into:

ENTRANCE HALL

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

LOUNGE

13'10" x 10'8" to its maximum dimensions (4.22m x 3.26m to its maximum dimensions)
uPVC double glazed bay window to the front elevation, radiator, wall mounted gas fire, coving to ceiling, sliding door giving access into:

DINING ROOM

13'0" x 10'7" (3.97m x 3.23m)
Also accessed from the Entrance Hallway.
uPVC double glazed sash window to the rear elevation and radiator, door giving access into:

KITCHEN

14'2" x 8'4" (4.334m x 2.55m)
uPVC double glazed entrance door and window to the side elevation, access to under stairs storage area, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, space for cooker, provision for dishwasher, wall mounted gas fired central heating boiler and door giving access to:

UTILITY ROOM

8'3" x 6'11" (2.53m x 2.11m)
uPVC double glazed window to the side elevation, provision for automatic washing machine, fitted base, drawer and wall units with complementary work surfaces and radiator. Door giving access into:

BATHROOM

6'2" x 5'8" (1.88m x 1.73m)
uPVC double glazed window to the side elevation, suite comprising w.c, hand basin mounted in vanity unit, panel sided bath with tiled splashback and electric shower over, radiator.

FIRST FLOOR LANDING

Radiator, useful storage cupboard, loft access and doors giving access to:

BEDROOM ONE

13'10" x 11'8" (4.23m x 3.58m)
uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

13'0" x 8'8" (3.97m x 2.65m)
uPVC double glazed sash window to the rear elevation and radiator.

BEDROOM THREE

8'8" x 8'5" (2.66m x 2.59m)
uPVC double glazed window to the rear elevation and radiator.

W.C.

5'4" x 5'4" (1.65m x 1.64m)
uPVC double glazed window to the side elevation, w.c., pedestal wash hand basin with tiled splashback.

EXTERNALLY

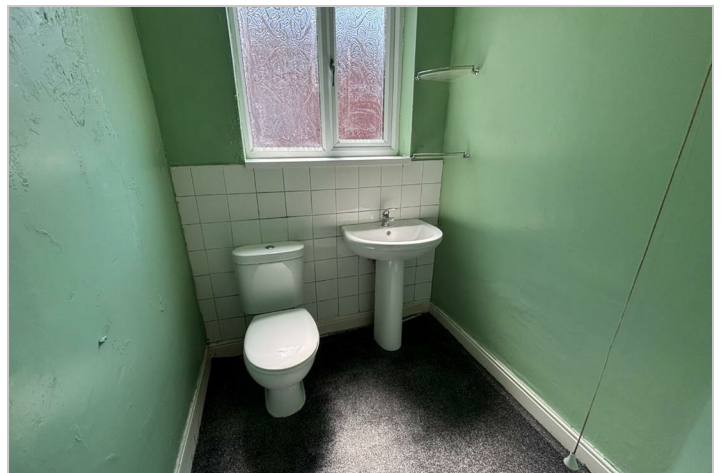
To the front is a low maintenance walled buffer garden with pathway leading to the front entrance door and pathway to the side of the property leading to the enclosed rear garden with planted borders and space for shed.

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 at £45.00 + VAT



Road Map



Hybrid Map



Terrain Map



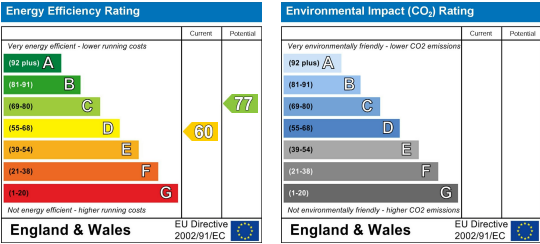
Floor Plan



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.