

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



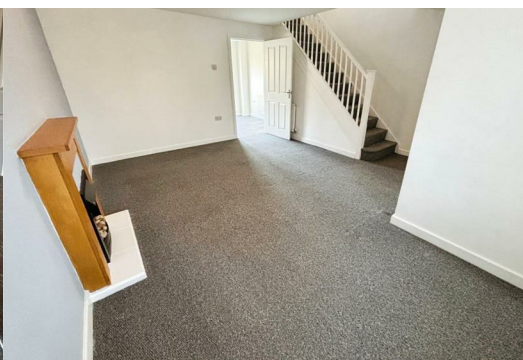
## The Avenue

Gainsborough, DN21 1EH

Asking Price £145,000



We offer to the market with NO ONWARD CHAIN for ease of purchase a three bedroom mid terrace house located in a popular residential area of Gainsborough with surrounding amenities including leisure facilities, well regarded schools, Marshalls Yard retail complex and a number of cafes and restaurants and the riverside.





ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

With radiator and doors giving access to:

W.C. 5'8" x 2'10" (1.75m x 0.87m )  
uPVC double glazed window to the front elevation, w.c. pedestal wash hand basin with tiled splashback and radiator.

LOUNGE 15'7" x 14'11" to maximum dimensions (4.76m x 4.57m to maximum dimensions)  
uPVC double glazed window to the front elevation, two radiators, fireplace with wooden surround and mantle and electric fire feature, stairs rising to the first floor accommodation and door giving access to:

KITCHEN DINER 14'11" x 8'3" (4.55m x 2.52m )  
uPVC double glazed window and uPVC double glazed French doors to the rear elevation giving access out to the enclosed rear garden. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine, space for low level appliance and fridge freezer, radiator. Door giving access to under stairs storage area.

FIRST FLOOR LANDING

Loft access with doors in turn giving access to:

MASTER BEDROOM 13'4" x 8'5" (4.07m x 2.59m )  
uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO 10'7" x 8'5" (3.24m x 2.58m )  
uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE 10'2" x 6'2" to maximum dimensions (3.10m x 1.88m to maximum dimensions)  
uPVC double glazed window to the front elevation, radiator and cupboard housing the hot water cylinder.

BATHROOM 6'2" x 5'6" (1.88m x 1.69m )  
uPVC double glazed window to the rear elevation, suite comprising w.c, hand basin mounted in vanity unit and panel sided bath with tiled splashback with mixer shower over and radiator.

EXTERNALLY

To the front is a low maintenance buffer garden mainly set to lawn with planted borders, metal railings and slabbed pathway leading to the front entrance door. To the rear is an enclosed garden with gated access mainly set to lawn with borders and slabbed patio area. The property has one allocated parking space located to the rear.

COUNCIL TAX

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

TENURE - Leasehold

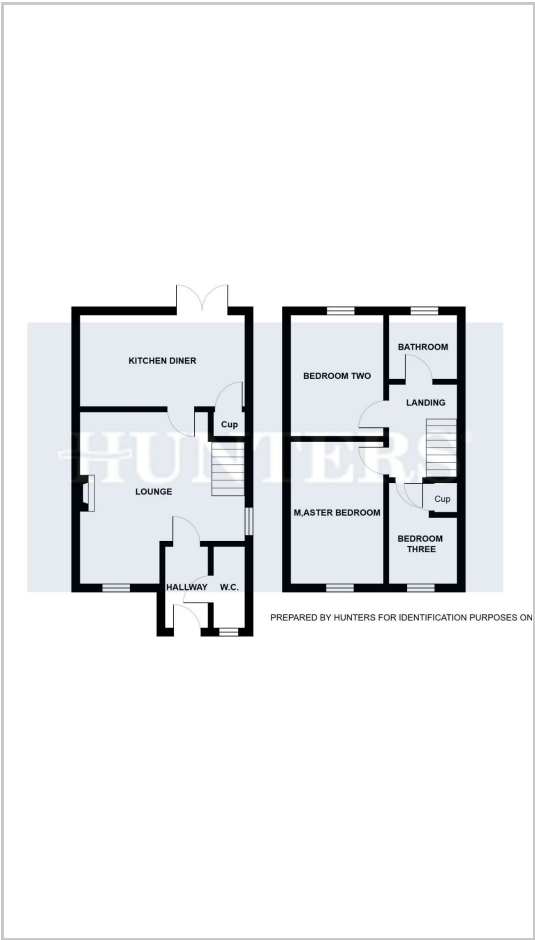
155 year lease commencing 1 May 2006  
Ground rent £213.16 payable for the 20024/2025 year.

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

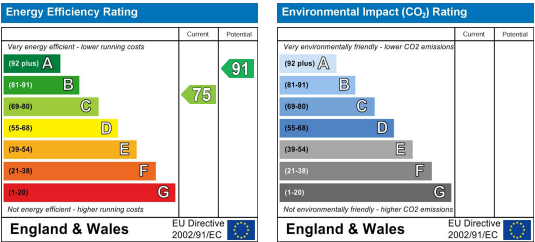
Area Map



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.