

HUNTERS[®]

HERE TO GET *you* THERE



Ropery Road

Gainsborough, DN21 2NT

Offers In The Region Of £125,000



We are pleased to offer to the market with NO ONWARD CHAIN for ease of purchase a well presented three bedroom mid terrace house located in a popular residential area within the market town of Gainsborough which is well served with amenities including Marshalls Yard retail complex, schools, leisure facilities and the Riverside. The property may be of interest to first time buyers and investors alike.



ACCOMMODATION

Wooden part glazed entrance door leading into Storm Porch with tiled flooring and wooden part glazed door into:

ENTRANCE HALLWAY

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

LOUNGE 13'1" x 10'5" to maximum dimensions (4.01m x 3.19m to maximum dimensions)

uPVC double glazed bay window to the front elevation, radiator, laminate flooring and marble fireplace and hearth with painted wooden surround and mantle with inset electric fire.

DINING ROOM 12'4" x 10'10" (3.76m x 3.31m)

uPVC double glazed window to the rear elevation, radiator, laminate flooring, access to under stairs storage area and archway leading into:

KITCHEN 9'8" x 7'8" (2.96m x 2.36m)

uPVC double glazed window and entrance door to the side elevation, recently fitted kitchen comprising base, drawer and wall units with complimentary work surface and tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor over, space for fridge freezer and low level appliance, tiled flooring, radiator and door giving access to:

BATHROOM 7'8" x 6'10" (2.36m x 2.10m)

uPVC double glazed window to the side elevation, hand basin mounted in vanity unit, panel sided bath with mixer shower over, tiled splashback, fitted base unit with work surface over and space below for low level appliance, tiled flooring and radiator.

W.C. 4'9" x 3'0" (1.45m x 0.92m)

uPVC double glazed window to the side elevation, w.c., and part tiled walls and tiled flooring.

FIRST FLOOR LANDING

With storage cupboard and access to loft space. Doors in turn give access to:

BEDROOM ONE 13'10" x 11'3" (4.22m x 3.44m)

Two uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO 12'4" x 8'3" (3.77m x 2.52m)

uPVC double glazed window to the rear elevation and radiator, laminate flooring.

BEDROOM THREE 9'8" x 7'7" (2.95m x 2.32m)

uPVC double glazed window to the rear elevation, radiator and storage cupboard housing the gas fired central heating boiler.

EXTERNALLY

To the front is a low maintenance walled buffer garden with pathways leading to the front entrance door and pathway to the enclosed low maintenance rear garden. with coal shed and storage area.

COUNCIL TAX

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

TENURE - Freehold

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.

Area Map



Floor Plans



Energy Efficiency Graph

