

# HUNTERS®

HERE TO GET *you* THERE



## Washington Street

Gainsborough, DN21 1DR

£99,950



Council Tax: A





# 16 Washington Street

Gainsborough, DN21 1DR

£99,950



## ACCOMMODATION

uPVC double glazed entrance door leading into Storm Porch part tiled walls and doorway giving access into:

## ENTRANCE HALLWAY

With stairs rising to the first floor accommodation, radiator and door giving access to:

## LOUNGE THROUGH DINING ROOM

26'4" x 11'8" to maximum dimensions (8.05 x 3.58 to maximum dimensions)

uPVC double glazed bow windows to the front elevation and uPVC double glazed window to the rear elevation, two radiators, coving to ceiling and door giving access to:

## KITCHEN

11'2" x 7'10" (3.41 x 2.41)

uPVC double glazed entrance door to the side elevation and uPVC double glazed window. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, provision for low level appliance and access to under stairs storage area. Archway gives access into:

## REAR HALLWAY

Wall mounted gas fired central heating boiler and fitted work surface, provision for automatic washing machine. Door giving access to:

## BATHROOM

9'2" x 7'8" (2.81 x 2.35)

uPVC double glazed window to the side elevation,

three piece suite comprising w.c, pedestal wash hand basin with tiled splashbacks and panel sided bath with tiled splashbacks and electric shower over, heated towel rail and radiator.

## FIRST FLOOR LANDING

With loft access and doors in turn giving access to:

## BEDROOM ONE

15'1" x 11'10" (4.60 x 3.61)

uPVC double glazed window to the front elevation radiator, fitted storage cupboard and coving to ceiling.

## BEDROOM TWO

12'0" x 9'3" (3.68 x 2.84)

uPVC double glazed window to the rear elevation, radiator and fitted double wardrobe.

## BEDROOM THREE

11'0" x 8'0" (3.36 x 2.45)

uPVC double glazed window to the side elevation and radiator.

## EXTERNALLY

To the front is a low maintenance buffer garden with pathway leading to the front entrance door. To the rear is an enclosed low maintenance yard with gated access 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 - FREEHOLD

## ANTI -MONEY LAUNDERING CHECKS

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



Road Map



Hybrid Map



Terrain Map



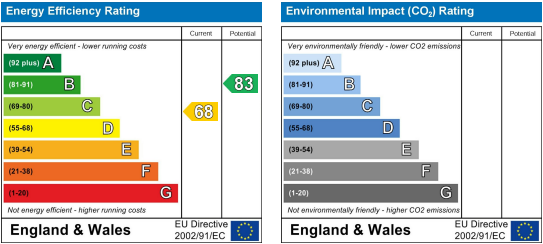
Floor Plan



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.