

HUNTERS[®]

HERE TO GET *you* THERE



Carlisle Mews

Gainsborough, DN21 2HW

Asking Price £65,000



We offer to the market with NO ONWARD CHAIN for ease of purchase a two bedroom townhouse located in a gated development centrally within the market town of Gainsborough which is well served with amenities including Marshalls Yard retail complex, leisure facilities, cafes and restaurants, supermarkets and a number of educational facilities. VIEWING RECOMMENDED.



ACCOMMODATION

Wooden entrance door leading into:

ENTRANCE HALLWAY

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

W.C. 6'2" x 2'9" (1.90m x 0.85m)

Wooden double glazed window to the front elevation, w.c. and hand basin with tiled splashback and wall mounted electric heater.

L SHAPED OPEN PLAN LIVING KITCHEN AREA 13'0" x 17'8" to its maximum dimensions (3.98m x 5.40m to its maximum dimensions)

Wooden double glazed windows to both the front and rear elevation and wooden double glazed French doors to the rear elevation giving access out to the low maintenance courtyard. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer, space for cooker, provision for automatic washing machine and further space for low level appliance, electric storage heater and door giving access to under stairs storage area.

FIRST FLOOR LANDING

Wooden double glazed window to the rear elevation, loft access and doors giving access to:

BEDROOM ONE 10'5" x 9'2" (3.19m x 2.80m)

Wooden double glazed window to the front elevation and wall mounted electric heater.

BEDROOM TWO 9'3" x 6'11" (2.82m x 2.11m)

Wooden double glazed window to the rear elevation and wall mounted electric heater.

BATHROOM 6'7" x 5'1" (2.03m x 1.57m)

Wooden double glazed window to the front elevation, suite comprising w.c, pedestal wash hand basin with tiled splashback, panel sided bath with shower over and tiled splashback, wall mounted electric heater.

EXTERNALLY

Space for parking to the rear and enclosed low maintenance courtyard.

TENURE - Leasehold

150 years from 2022.

Service Charge £713.10 per annum.

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

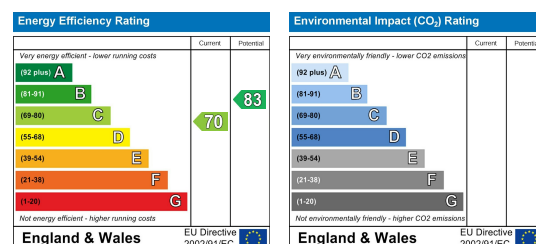
Area Map



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.

The Bank, 10a Silver Street, Gainsborough, DN21 2DP

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