

HUNTERS®

HERE TO GET *you* THERE



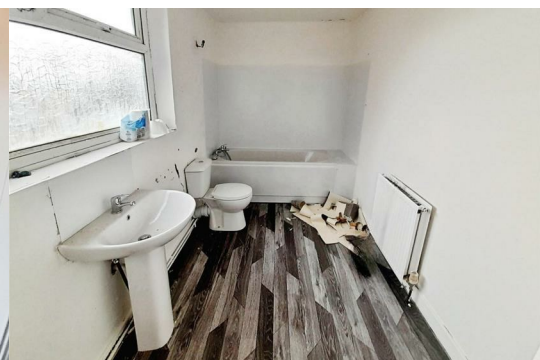
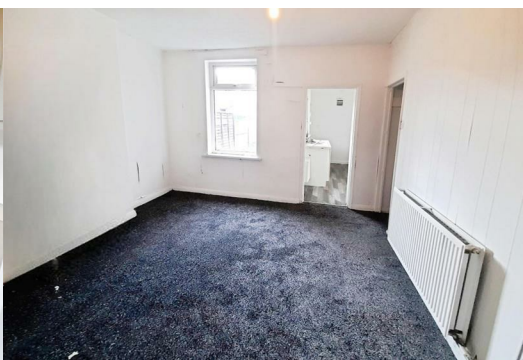
Tower Street

Gainsborough, DN21 2JF

Asking Price £65,000



We offer to the market with NO ONWARD CHAIN a mid terrace house located in a well established residential area within the market town of Gainsborough. Accommodation briefly comprising lounge, dining room, kitchen and to the first floor are two bedrooms and bathroom, with attic bedroom on the second floor. NO ONWARD CHAIN for ease of purchase. Early viewing recommended.



ACCOMMODATION

uPVC double glazed entrance door leading into:

LOUNGE 13'9" x 9'5" (4.21m x 2.89m)

uPVC double glazed window to the front elevation and radiator.
Doorway giving access into:

DINING ROOM 12'5" x 11'4" (3.80m x 3.47m)

uPVC double glazed window to the rear elevation, radiator,
access to under stairs storage and stairs rising to first floor
accommodation. Doorway giving access to:

KITCHEN 11'5" x 6'6" (3.48m x 2.00m)

uPVC entrance door to the side elevation and uPVC double
glazed window to the side elevation. Fitted kitchen comprising
base and wall units with work surface over, tiled splashback,
stainless steel sink and drainer, space for cooker, provision for
automatic washing machine and space for fridge freezer.

FIRST FLOOR LANDING

Stairs rising to Attic Bedroom, radiator and doors giving
access to:

BEDROOM ONE 17'8" x 9'5" (5.39m x 2.89m)

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO 12'3" x 8'6" (3.74m x 2.61m)

uPVC double glazed window to the rear elevation and radiator.

BATHROOM 12'6" x 6'5" (3.83m x 1.96m)

uPVC double glazed window to the side elevation, suite
comprising w.c, pedestal wash hand basin and panel sided
bath with splashback, wall mounted cupboard housing the gas
fired central heating boiler, radiator.

ATTIC BEDROOM 17'8" x 14'11" to its maximum dimensions
(5.39m x 4.57m to its maximum dimensions)

Double glazed roof window.

EXTERNALLY

Enclosed rear yard.

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.

124 Trinity Street, Gainsborough, DN21 1JD

Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>

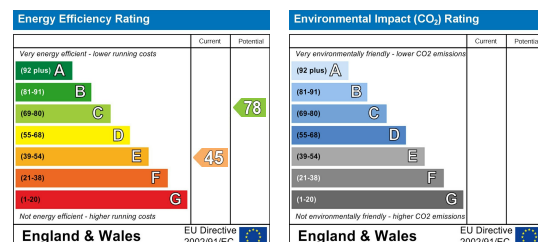
Area Map



Floor Plans



Energy Efficiency Graph



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