

# HUNTERS®

HERE TO GET *you* THERE



## Frampton Terrace

Gainsborough, DN21 1BN

Offers Over £45,000



We offer to the market with NO ONWARD CHAIN a two bedroom mid terrace house located in an established residential area within the market town of Gainsborough which is well served with local amenities including Marshalls yard retail complex, leisure facilities, the riverside, cafes and restaurants and a number of well regarded schools.



ACCOMMODATION

uPVC double glazed entrance door leading into:

LOUNGE 12'10" x 10'10" (3.93m x 3.32m )  
uPVC double glazed window to the front elevation, laminate flooring and radiator. Door giving access into:

INNER HALLWAY

Stairs rising to first floor accommodation and door giving access into:

KITCHEN DINER 17'7" x 12'8" to its maximum dimensions (5.38m x 3.88m to its maximum dimensions)  
uPVC double glazed window to the rear and side elevations, uPVC double glazed entrance door to the rear. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer, integrated oven and five ring gas hob with extractor over, radiator and access to under stairs storage area.

FIRST FLOOR LANDING

With loft access, radiator and doors giving access to:

BEDROOM ONE 12'10" x 10'11" (3.93m x 3.33m )  
uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO 12'11" x 9'1" to its maximum dimensions (3.95m x 2.78m to its maximum dimensions)  
uPVC double glazed window to the rear elevation, radiator, second loft access and useful storage cupboard.

FAMILY BATHROOM 7'6" x 7'0" (2.31m x 2.14m )  
uPVC double glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin with tiled splashback, panel sided bath with tiled splashback and radiator.

EXTERNALLY

To the rear is an enclosed low maintenance yard with gated access, brick built storage area and w.c.,

TENURE - Freehold

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

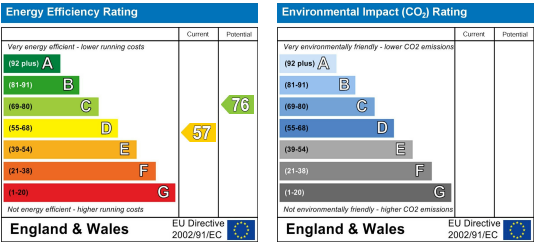
Area Map



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.