HUNTERS®

HERE TO GET *you* THERE

Granary Wharf, Bridge Street

Gainsborough, DN21 2AT

£125,000

2 2 1 C

Council Tax: B

26 Granary Wharf, Bridge Street

Gainsborough, DN21 2AT

£125,000

ACCOMMODATION
Lower floor entrance door leading into:

ENTRANCE HALLWAY
Wall mounted electric heater, spiral staircase rising to the second floor accommodation. Doors giving access to:

L SHAPED W.C.
10'5" x 6'7" to its maximum dimensions (3.19m x 2.02m to its maximum dimensions)
Comprising w.c., pedestal wash hand basin, tiled splashback, tiled flooring and heated towel rail.

LOUNGE DINER
19'7" x 10'10" (5.99m x 3.32m)
Double glazed Juliet balconies overlooking the River Trent, electric storage heaters and opening leading into:

KITCHEN
10'7" x 6'5" (3.25m x 1.98m)
Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor over, provision for automatic washing machine and space for fridge freezer.

FIRST FLOOR LANDING
With second access door. Doors giving access to:

MASTER BEDROOM
11'2" x 10'5" (3.41m x 3.20m)
Double glazed Juliet balcony overlooking the River Trent and countryside beyond, wall mounted electric heater and door giving access into:

L SHAPED EN SUITE SHOWER ROOM
10'4" x 6'6" to its maximum dimensions (3.17m x 2.00m to its maximum dimensions)
Suite comprising w.c., pedestal wash hand basin with tiled splashback, shower cubicle, tiled flooring and heated towel rail.

BEDROOM TWO
14'1" x 8'10" (4.31m x 2.70m)
Double glazed Juliet balcony overlooking the River Trent and countryside beyond, wall mounted electric heater and airing cupboard.

BATHROOM
7'2" x 6'3" (2.20m x 1.91m)
Suite comprisng w.c, pedestal wash hand basin with tiled splashback, panel sided bath with tiled splashback, tiled flooring and heated towel rail.

EXTERNALLY

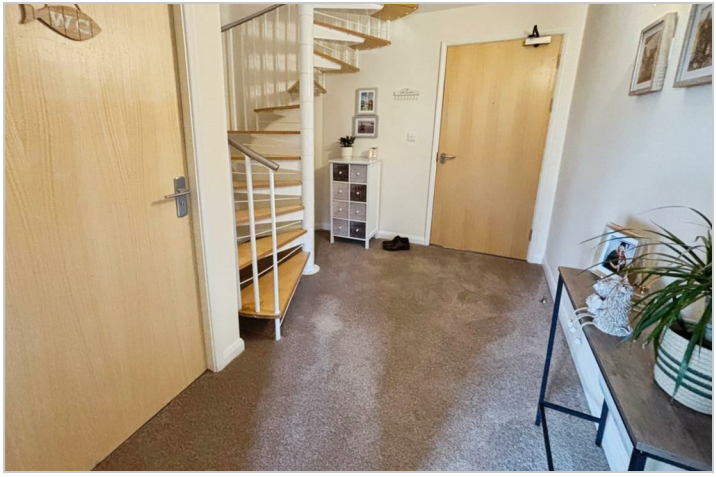
TENURE - Leasehold
999 years from 1 June 2004
Service charge from 1 January to 31 December 2025 £1663.79

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

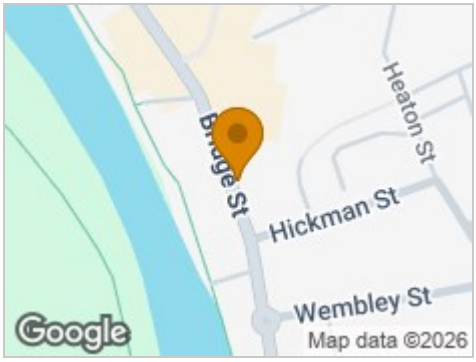
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks

Tel: 01427 616118

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



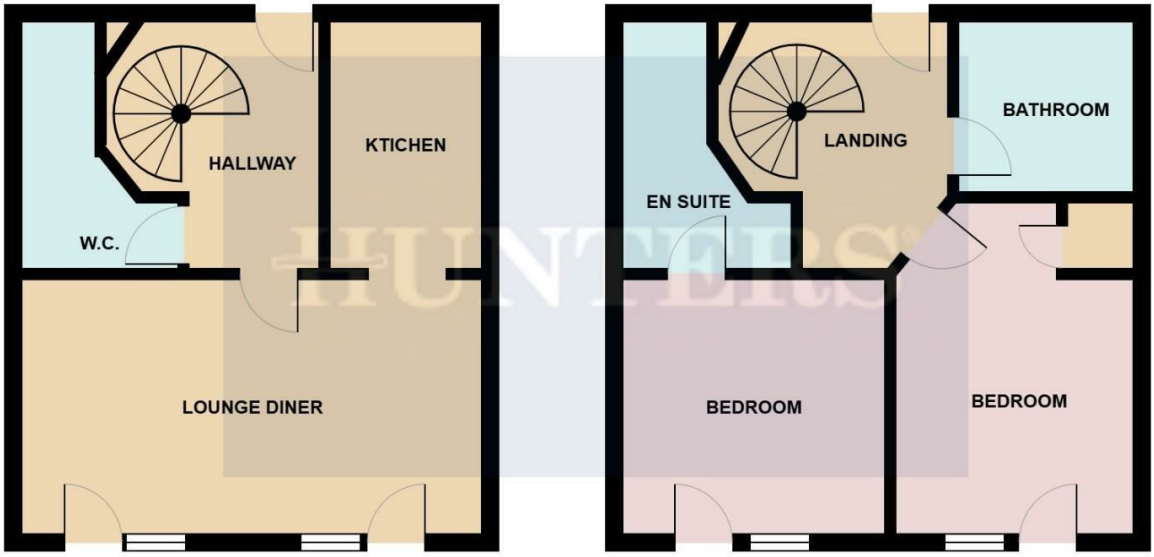
Road Map



Hybrid Map

Terrain Map

Floor Plan

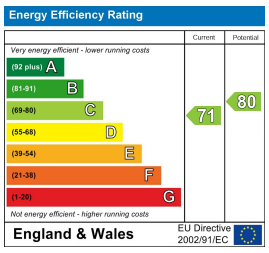


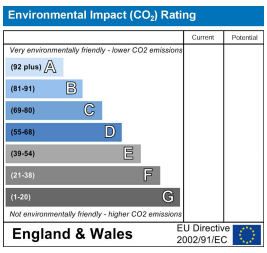
PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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.

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