

HUNTERS[®]

HERE TO GET *you* THERE



Ropery Road

Gainsborough, DN21 2PD

£140,000



Hunters are pleased to offer two self contained one bedroom flats with gardens and accomodation comprises sitting room, bedroom, kitchen and bathroom. The properties benefits from gas central heating and double glazing. and are being sold with tenants in situ and currently achieving £530.00 pcm. and £525.00 pcm

PLEASE NOTE THESE PICTURES WERE TAKEN PRIOR TO THE CURRENT TENANCY AND MAY NOT BE A TRUE REFLECTION OF THE CONDITION.



ACCOMMODATION

GROUND FLOOR FLAT

With accommodation comprising kitchen, bathroom, bedroom and reception room. The property also benefits from a garden to the rear and has its own meters for all services.

FIRST FLOOR FLAT

With accommodation as per above with garden to the front elevation and own meters for all services.

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

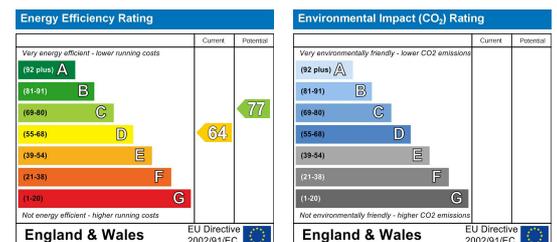
Area Map



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.

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