



## 2 bed terraced house to buy in

Springfield Road, Grantham, Lincolnshire,  
NG31 7BL

**£90,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ Currently Tenanted for £825pcm
- ✓ Modernised Inner Terraced House
- ✓ Two Reception Rooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A comfortable inner terraced cottage conveniently situated for a range of amenities. The modernised accommodation has been arranged over three floors and briefly comprises as follows: sitting room, inner hall, dining room, kitchen, rear lobby, ground floor bathroom and two bedrooms with an attic space. There is gas fired central heating, uPVC double glazing and a courtyard garden to the rear. Viewing by appointment only.

EPC rating: D. Tenure: Freehold,

### ACCOMMODATION

#### SITTING ROOM

3.33m x 3.73m (10'11" x 12'3")

With uPVC entrance door and window to the front elevation, built-in meter cupboard and radiator.

#### INNER HALL

1.69m x 3.33m (5'7" x 10'11")

With staircase off to the first floor accommodation, under stairs storage cupboard, radiator and heating thermostat.

#### DINING ROOM

3.36m x 3.76m (11'0" x 12'4")

With uPVC double glazed window to the rear elevation, wall light points, radiator and coving.

#### KITCHEN

2.1m x 3.35m (6'11" x 11'0")

Containing a range of matching units comprising base cupboards with working surfaces over and matching eye level cupboards, inset one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor over, space and plumbing for washing machine, tiled floor, spotlights, tiled splashbacks and uPVC double glazed window to the side elevation.

#### REAR LOBBY

1.35m x 2.16m (4'5" x 7'1")

Having vinyl floor, external uPVC door and door to the bathroom.

#### BATHROOM

1.75m x 2.13m (5'9" x 7'0")

With uPVC obscure double glazed window to the side aspect, a panelled bath with Triton electric shower over, pedestal washbasin and low level WC., tiling to wet areas, radiator and vinyl flooring.

#### FIRST FLOOR LANDING

With staircase off to the second floor and coving.

#### BEDROOM 1

3.35m x 3.76m (11'0" x 12'4")

With uPVC double glazed window to the front elevation, radiator, coving and laminate floor.

#### BEDROOM 2

3.36m x 3.74m (11'0" x 12'3")

With uPVC double glazed window to the rear elevation and coving,

#### SECOND FLOOR

##### ATTIC SPACE

3.44m x 5.04m (11'3" x 16'6")

Maximum measurements to include stair well. Having Velux window to the rear, radiator and a built-in wardrobe cupboard.

#### OUTSIDE

There is a courtyard style garden to the rear of the property and pedestrian access via a shared right-of-way.

#### RIGHT-OF-WAY

There is a pedestrian right-of-way over the garden in favour of the neighbouring property.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

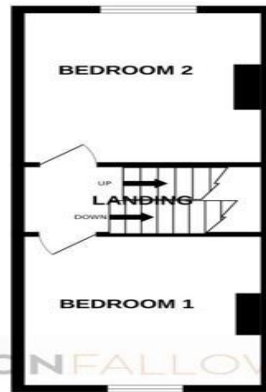
Sewerage: Standard UK domestic

Air conditioning: No

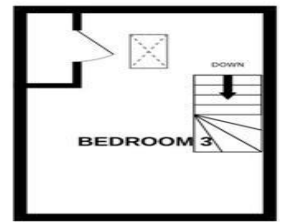
GROUND FLOOR



1ST FLOOR



2ND FLOOR



NEWTONFALLOWELL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 80                      |
| (55-68) <b>D</b>                            | 59      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Springfield Road, Grantham, Lincolnshire, NG31 7BL

Contact your local branch today for more information on this property:

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