



Goodliff Road, Grantham NG31 7PN

welcome to

Goodliff Road, Grantham

Completely modernised and fully renovated, three-bedroom semi-detached home situated in a popular residential area of Grantham. Beautifully presented throughout with modern fitted bathroom, driveway and generous rear garden. Conveniently located to local amenities and transport links.



Lounge

18' 8" x 10' 9" (5.69m x 3.28m)

Kitchen

11' 9" x 9' 10" Widest Point (3.58m x 3.00m Widest Point)

Utility Room

6' 4" x 5' 11" Minimum (1.93m x 1.80m Minimum)

Bedroom One

13' 1" x 12' 5" (3.99m x 3.78m)

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)

Bedroom Three

8' 8" x 7' 3" (2.64m x 2.21m)

Family Bathroom

6' 3" x 5' 11" (1.91m x 1.80m)

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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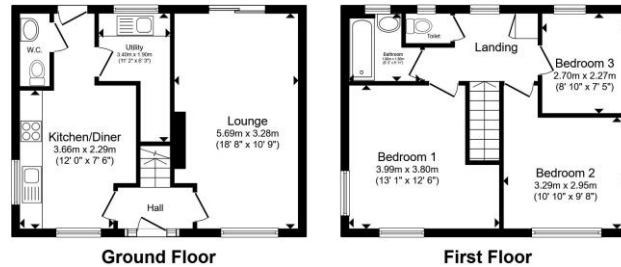


welcome to

Goodliff Road, Grantham

- Fully renovated three-bedroom semi-detached home
- Modern open-plan kitchen/diner
- Newly fitted family bathroom & WC
- Driveway providing off-road parking
- Popular residential location

Tenure: Freehold EPC Rating: C
Council Tax Band: A



guide price

£225,000 - £235,000

Total floor area 84.1 m² (906 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114560 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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