



Queen Street, Grantham NG31 6BS

welcome to

Queen Street, Grantham

Four-bedroom townhouse ideally located close to Grantham town centre and train station. Offering spacious accommodation over three floors, requiring some updating, this is an excellent opportunity for first-time buyers or investors seeking strong rental potential. Call us to view on 01476 566363.



Kitchen / Diner

13' 10" x 13' 10" (4.22m x 4.22m)

Bedroom Two / Reception

13' 11" x 11' 1" (4.24m x 3.38m)

Lounge

13' 10" x 11' (4.22m x 3.35m)

Bedroom Three

13' 11" x 10' 10" (4.24m x 3.30m)

Principal Bedroom

13' 11" x 10' 6" Minimum (4.24m x 3.20m Minimum)

En-Suite Shower Room**Bedroom Four**

7' 11" Minimum x 7' 6" (2.41m Minimum x 2.29m)

Family Bathroom

11' 2" x 6' 7" Minimum (3.40m x 2.01m Minimum)

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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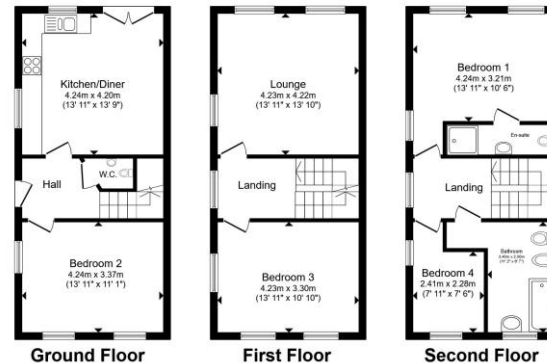
welcome to

Queen Street, Grantham

- Three-storey Townhouse
- Spacious kitchen/diner with French Doors
- Versatile Spacious Accommodation
- Four Bedrooms
- Enclosed Walled Courtyard Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C



Total floor area 120.8 m² (1,300 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



guide price

£180,000 - £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114632 - 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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