



Grantley Street, Grantham NG31 6BN

welcome to

Grantley Street, Grantham

INVESTORS / FIRST TIME BUYERS !!! fabulous terraced house close to the town centre and ideal for the train station. Well presented throughout and offering a courtyard garden. Call us to view on 01476 566363



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

10' 10" x 10' 5" Widest Point (3.30m x 3.17m Widest Point)
Front door leads into the lounge, with a carpet, window to the front, brick fireplace with hearth and fire, coving to the ceiling and a radiator.

Kitchen Diner

10' 6" x 10' 9" Widest Point (3.20m x 3.28m Widest Point)
With a range of white units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated electric oven, hob with extractor hood above. Wall mounted boiler, window to the rear, space for appliances, tile effect flooring, storage cupboard with consumer unit and part glazed door leading out to the rear garden.

First Floor Landing

Landing with carpet and steps leading to both sides giving access to the bedrooms and bathroom.

Bedroom One

10' 6" x 10' 10" Widest Point (3.20m x 3.30m Widest Point)
With a window to the front aspect, carpet and a radiator.

Bedroom Two

10' 8" x 5' 8" (3.25m x 1.73m)
With a window to the rear aspect, carpet, radiator, storage cupboard and hatch access to the loft.

Family Bathroom

7' 5" x 4' 9" (2.26m x 1.45m)
With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, vinyl flooring and tiling to the walls.

General Description Outside

Low maintenance rear courtyard garden with a brick wall, gated access and enclosed by fencing and a brick wall to the rear.

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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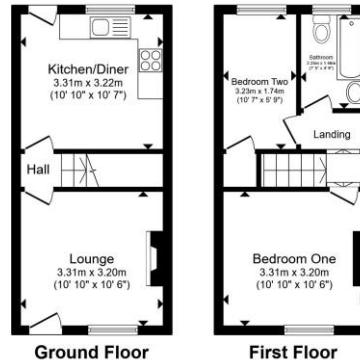
Grantley Street, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTORS / FIRST TIME BUYERS
- Perfect for Commuting

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

guide price

£95,000



Total floor area 50.5 m² (543 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:
GST114694 - 0004

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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