



Albion Road, Grantham NG31 8BJ

welcome to

Albion Road, Grantham

GUIDE PRICE £145,000 - £155,000 - Mid-terraced house only a short walk to the town centre and train station. Good sized accommodation which offers a lounge, kitchen, three bedroom and bathroom. There is a courtyard garden to the rear. Call us to view on 01476 566363.



Entrance

Front door leading to a small entry hall with wood floor effect, and a storage cupboard to the front with doors leading to the lounge and the kitchen

Lounge

11' 3" into the Fireplace x 11' 1" min (3.43m into the Fireplace x 3.38m min)

Lovely bay window to the front aspect, coving to the ceiling, deep skirting boards, radiator, wood effect flooring and fireplace.

Kitchen

11' 3" x 9' 10" (3.43m x 3.00m)

With a window to the rear aspect and having a range of cream units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Space for a cooker, fridge freezer and washing machine. Tiling to the walls and wood effect flooring.

First Floor Landing

The landing has a storage cupboard and carpet, radiator.

Bedroom One

11' 3" x 11' 7" min (3.43m x 3.53m min)

With a bay window to the front aspect, carpet, deep skirting boards and a radiator.

Bedroom Two

11' 4" x 6' 3" (3.45m x 1.91m)

With a window to the rear carpet, deep skirting boards and a radiator.

Bathroom

11' Into Shower x 4' 11" (3.35m Into Shower x 1.50m)

With a window to the rear aspect and comprising of a shower cubicle, bath, wash hand basin, low level WC, tiling to the walls and a radiator.

Bed Three - Loft Conversion

14' 7" x 10' 6" (4.45m x 3.20m)

Good sized loft conversion which could be used as the third bedroom, games or hobby room. Featuring a skylight window, carpet and sloping ceiling (restricted head height).

Description Outside

Alleyway to the front of the property with gated access through to the rear.
Courtyard garden to the rear with a shed.

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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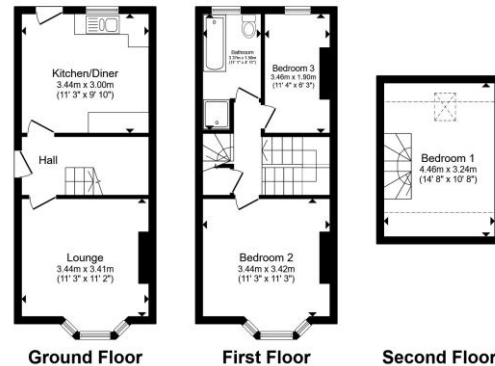


welcome to

Albion Road, Grantham

- Mid-Terraced House
- Perfect First Time Buyer or Rental Opportunity
- Good Sized Accommodation
- Three Bedrooms
- Great Location

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



Total floor area 80.6 m² (868 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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guide price

£145,000 - £155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114133 - 0004

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