



Connells

Hill Avenue  
Grantham



## Property Description

A fantastic opportunity to acquire a three-bedroom semi-detached home with substantial potential, situated on a generous plot in a popular Grantham location.

In need of modernisation throughout, this property presents an exciting prospect for investors, developers, or buyers seeking a renovation project. With spacious accommodation arranged over two floors, the property currently offers a lounge, dining room, kitchen, three bedrooms, and a family bathroom.

One of the property's standout features is the generous plot, boasting extensive front and rear gardens.

The property also benefits from off-road parking, adding further appeal for future occupants.

Whether you're looking to renovate and resell, create a strong rental investment, or design a family home to your own specification, this property offers outstanding potential in a sought-after residential setting.

Viewing is highly recommended to fully appreciate the opportunity on offer.

## Ground Floor

### Entrance Hall

Front door, carpeted & stairs leading to first floor

### Lounge - 12' 11" X 11' 11"

Window to the front & carpeted.

### Dining Room - 11' 5" X 10' 10"

Window to the rear & carpeted.

### Kitchen - 7' 11" X 6' 7"

Window to the side & door to the rear garden.

## First Floor

### Bedroom One- 12' 11" X 11' 11"

Window to the front, carpeted & storage cupboard.

### Bedroom Two- 11' 5" X 11' 5"

Window to the rear & carpeted.

### Bedroom Three- 7' 10" X 6' 3"

Window to the front & carpeted.

### Bathroom - 7' 11" X 6' 7"

Window to the side, bath, WC, hand wash basin & storage cupboard.

## External

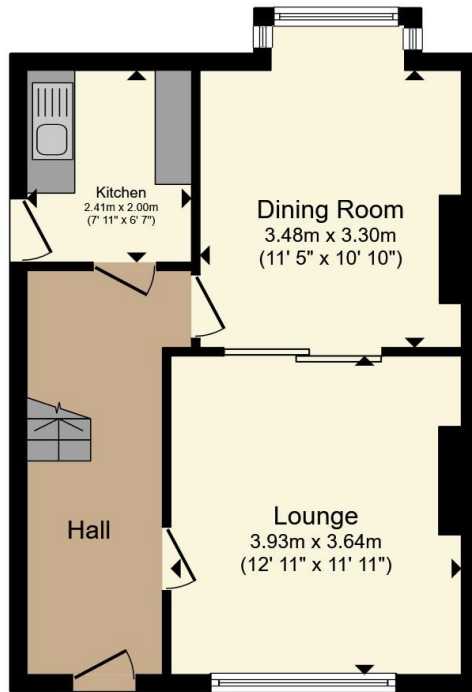
To the front of the property is a lawned garden and driveway providing off-road parking.

To the rear is an enclosed lawned garden with storage buildings.

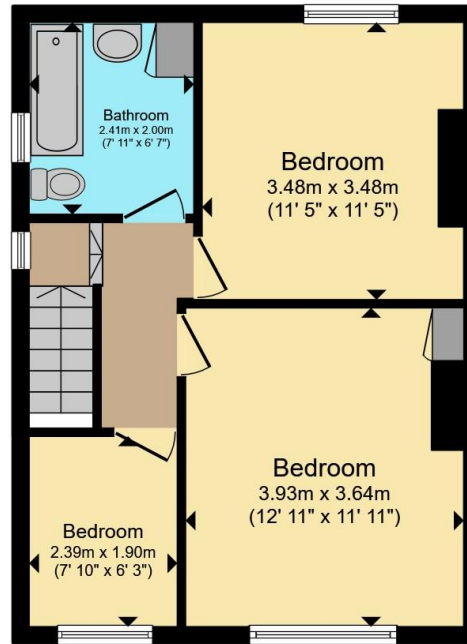
## Agents Note

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.





**Ground Floor**



**First Floor**

Total floor area 83.4 m<sup>2</sup> (898 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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2 Watergate  
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EPC Rating: Council Tax  
Awaited Band: C

**view this property online [connells.co.uk/Property/GRM309584](http://connells.co.uk/Property/GRM309584)**

Tenure: Freehold



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