

SOLD STC



Albert Street, Grantham

2 Bedrooms, 1 Bathroom, Maisonette

Guide Price £95,000



LOUNGE 10' 11" x 16' 8" (3.33m x 5.08m) uPVC double glazed window to the front aspect, 2 electric storage heaters, , telephone point and TV ariel

- **Maisonette**
- **Allocated Parking**
- **Communal Gardens**
- **Tax Band A**
- **Close to Amenities**
- **Leasehold**
- **Ideal first time buy or investment**

KITCHEN 8' 2" x 8' 2" (2.49m x 2.49m) Fitted kitchen with a range of wall and base units with roll edge work surfaces, inset stainless steel sink and drainer, part tiled walls, plumbing for washing machine and dishwasher, space for cooker, uPVC double glazed window to the rear aspect

DINING ROOM 12' 5" x 9' 4" (3.78m x 2.84m) Double glazed sliding doors onto a juliet balcony facing the rear aspect and an electric storage heater

BEDROOM 10' 10" x 12' 9" (3.3m x 3.89m) uPVC double glazed window to the rear aspect, built in storage cupboard with immersion tank and electric storage heater

BEDROOM 2 double glazed roofline windows and a storage heater

BATHROOM 3 piece bathroom suite with enclosed panel bath and tiled surround, low level WC, pedestal wash hand basin, heated towel rail and extractor fan

Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some

%epcGraph_c_1_331%



distance to view the property.

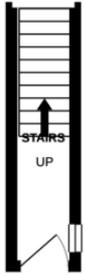
All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error.

Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.

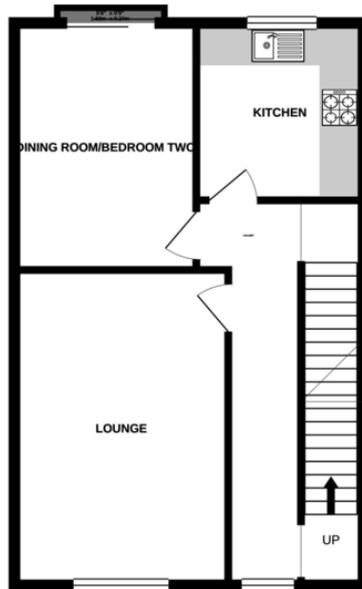
All Measurements are Approximate.



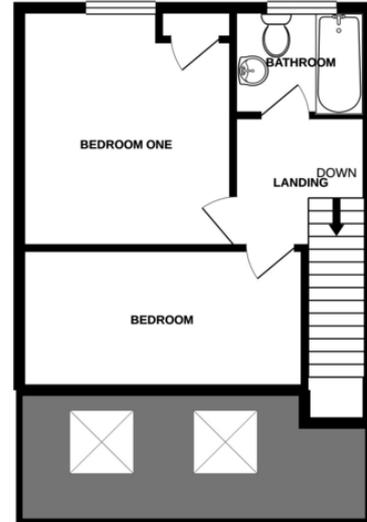
ENTRANCE FLOOR
44 sq.m. (471 sq.ft.) approx.



FIRST FLOOR
558 sq.m. (6011 sq.ft.) approx.



SECOND FLOOR
365 sq.m. (3936 sq.ft.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Martin & Co Grantham
2 Market Place • • Grantham • NG31 6LQ
T: 01476 561911 • E: grantham@martinco.com

01476 561911
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.