

Pigott & Hall

RESIDENTIAL

FOR SALE BY PRIVATE TREATY

2 Bedroom Terraced House
54 Victoria Street, Grantham, NG31 7BW



Mid terraced house in good condition, until recently let out and with current electric certificate and gas safety certificate, and with accommodation comprising shared passageway, entrance lobby, living room, dining room, kitchen, 2 private bedrooms and bathroom. There is a yard, two outhouses and small garden to the rear with a pedestrian right of way for the neighbouring properties. With full gas central heating and UPVC double glazing, this property would suit an Investor or First Time Buyer. **SOLD WITH NO UPWARDS CHAIN.**

PRICE: £130,000

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38 Westgate Grantham Lincolnshire NG31 6LY

Tel: 01476 592550 Fax: 01476 592386

www.pigottandhall.com Enquiries@pigottandhall.com

Partners: Timothy A. Hall MARLA MNAEA, Carole V. Pigott

VAT No. 890 6810 02



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ACCOMMODATION:

Approached down the shared passageway to the UPVC door and through to:

ENTRANCE LOBBY: with radiator, stairs off, open plan understairs area and doors to:

LIVING ROOM:

3.45m (11'04") x 3.35m (11'00") max.

with radiator, UPVC double glazed window and coving.



DINING ROOM:

3.70m (12'02") x 3.51m (11'06") max.

with radiator, UPVC double glazed window, coving, built in cupboard and door to:



KITCHEN:

3.02 (9'11") x 1.88m (6'02")

with range of wall and floor units, Ideal Logic + boiler, UPVC double glazed window and UPVC back door.



Stairs from **ENTRANCE LOBBY** to **LANDING/CORRIDOR:**

with painted banister and rails, half landing, radiator, flying freehold over the Shared Passageway and doors to:

FRONT BEDROOM:
3.48m (11'05") x 3.40m (11'02") max.

with radiator and UPVC double glazed window



BACK BEDROOM:
3.70m (12'02") x 3.61m (11'10") max

with radiator and UPVC double glazed window.



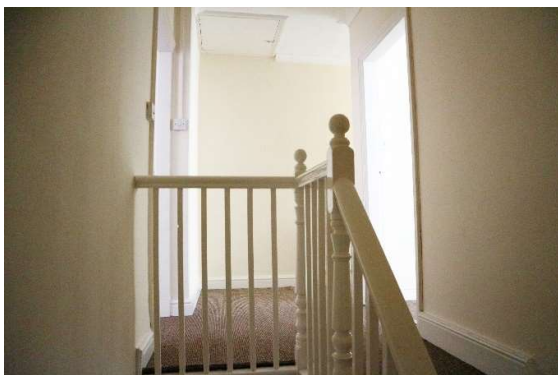
BATHROOM:
3.07m (10'01") x 3.05m (10'00")

With flying freehold over the Shared Passageway, white suite comprising bath, close couple w.c. and pedestal sink, separate shower cubicle with electric shower, radiator, UPVC double glazed window, extractor fan and built-in double airing cupboard with hot water cylinder.




OUTSIDE:

Approached from the shared passage, or kitchen, is the **REAR GARDEN** with brick paved yard, two brick built outhouses and potential lawn area. There is a right of way across the rear for the neighbours to access the front of Victoria Street down the shared passageway.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

SERVICES: fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: From the VOA web site the property is classified as Band A.

EPC RATING: D57

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins.)

MONEY LAUNDERING:

Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'

POSSESSION: Vacant possession of this **FREEHOLD** property can be given upon completion.

VIEWING: By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550

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