



**Alexandra Road Grantham NG31**

**Guide Price £120,000**  
**FREEHOLD - EPC Rating C - Council Tax A**



# This Two Bedroom Mid Terrace Home is For Sale in the market town of Grantham with No Onward Chain ideal first time buy.

- Two Bedrooms
- Two Reception Rooms
- Galley Kitchen
- Family Bathroom
- Enclosed Courtyard
- No Chain

**Freehold - EPC rating: C. - Council Tax Band: A.**

This well presented two-bedroom mid terrace situated in the heart of Grantham, only a five-minute walk to the town centre. Ideally suited to a first-time buyer or investment purchase the home is being sold with no onward chain. Located in a popular residential area of Grantham the property still retains a wealth of period feature and has gas central heating and double glazing. The property in brief comprises of a good size living room separate dining room, and fully fitted galley kitchen with a range of wall and base units and contrasting work surfaces. There is also a half cellar that completes the ground floor.

To the first floor from the landing there are two good size double bedrooms and a family bathroom off bedroom two. Outside there is an enclosed low maintenance rear yard with gated access and two brick built out buildings. Viewing available by appointment only through the selling agent.

Located within close proximity to Grantham town centre with a wide range of local amenities including schools, shops, supermarkets, pubs and restaurants. Public transport is well catered for with good access to the A1 North and South and Grantham railway station linking the town with London Kings Cross within just over an hour.

## GROUND FLOOR

Half Cellar  
8' 1" x 5' 0"  
Living Room  
11' x 3" x 11' 9"  
Dining Room  
11' 2" x 11' 9"  
Kitchen  
9' 11" x 6' 7"

## FIRST FLOOR

Landing  
Bedroom One  
11' 3" x 11' 9"  
Bedroom Two  
9' 11" x 6' 9"  
Bathroom  
6' 10" x 4' 0"

## OUTSIDE

Rear Courtyard  
Two Outbuildings





BASEMENT  
41 sq.ft. (3.8 sq.m.) approx.

GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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.  
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