

Pigott & Hall

RESIDENTIAL FOR SALE BY PRIVATE TREATY

2 Bedroom Terraced House
4 Welham Street, Grantham, NG31 6QU



This mid-terraced house, built of brick with a tiled roof, is located close to the town centre and local schools and the college. The accommodation in good condition comprises shared passage, entrance lobby, living room, dining kitchen, 2 bedrooms and bathroom. There is a store and old outhouse to the rear. The property has full gas central heating, UPVC double glazed windows, rear yard and garden and is sold with no upwards chain.

PRICE: £120,000

Residential and Commercial Sales, Property Management and Lettings

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ACCOMMODATION:

Approached from the path, down the shared passageway to the:

ENTRANCE LOBBY:

with wooden door, understairs area, stairs to first floor and doors to:

LIVING ROOM:

3.45m (11'04") x 3.43m (11'03") max.

with brick fire place, electric fire, radiator, UPVC double glazed window and coving.



KITCHEN DINER:

3.43m (11'03") x 3.15m (10'04") max.

with range of modern white wall and floor units with worksurface, UPVC double glazed window, UPVC double glazed door, 1 and a half sink and drainer and tiled splash backs, coving, built in electric hob and oven, extractor fan, Worcester combi boiler and radiator.



STAIRS AND LANDING

Stairs with half landing, bannister and rails lead from **ENTRANCE LOBBY** to **SPLIT LANDING**, with radiator, built in cupboard, loft access over the stairs and doors to:

FRONT BEDROOM:

4.04m (13'03) x 3.45m (11'04") max.

extending over the shared passageway with radiator, UPVC double glazed window and coving.



BACK BEDROOM:
3.45m (11'04") x 2.31m (7'07") max.

with radiator, UPVC double glazed window and coving:



BATHROOM:

with matching white bathroom suite with bath, pedestal sink and w.c., radiator, UPVC double glazed window, electric shower over bath, mirror over sink and built in cupboard with further small radiator inside.



OUTSIDE:

Along the shared passageway is the back gate to the rear yard and back door. and on further is the rear, brick built store and former outhouse/w.c (toilet removed) and back garden. There is a right of way down the shared passage and across the back yard for the neighbour's properties.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOOD RISK: The property is in Flood Zone 2, which is often referred to as being in a “medium risk” flood area, translating to an expected flood event once in every 100 to 1000 years for river flooding, and once in every 200 to 1000 years for sea flooding.

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: D65

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 arrangement with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 www.pigottandhall.com