



College Street Grantham NG31 6HG

**Guide Price** £135,000

Council Tax Band A      Tenure: Freehold      EPC: 62



- **No Chain**
- **Ideal Investment**
- **Ideal First Purchase**
- **Close To Town Centre**
- **Large Attic Room**

Secure My Sale offer a great opportunity to purchase this mid-terraced home in Grantham either as an investment, or as your first home. This two bedroom house needs little to no work doing to it, as it has been well-maintained by the current owners.

Right next to the centre of Grantham, this property is closely located to lots of local amenities, like sought after grammar schools, Whyndam Park, and the historic St. Wulframs Church. There are also lovely walks you can go on just behind the house on the River Witham.

This property has lots of space that you can mould in any way you see fit. It also has a long galley kitchen and an enclosed garden to the rear.

**Living Room: - 2.53m x 3.34m**

Offset from the main entrance hallway.

**Dining Room: - 3.57m x 3.27m**

Larger room connecting kitchen to the rest of the house.

**Kitchen: - 1.82m x 3.74m**

Long galley kitchen with plenty of potential.

**Main Bedroom: - 3.64m x 3.29m**

Large room with plenty of space.

**Bedroom 2 : - 2.18m x 3.38m**

Fair sized room with built in wardrobes.

**Bathroom: - 1.29m x 2.41m**

Includes both a bath, basin and toilet

**Attic Room: - 3.59m x 5.45m**

Additional room in the attic space, ideal office or play room

**Rear Garden: -**

Low maintenance rear garden



Approx Gross Internal Area  
91 sq m / 981 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

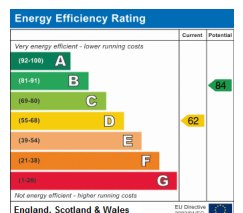
**Secure My Sale**

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