Connells

Dexter Avenue
Grantham

Dexter Avenue
Grantham NG31 7EL

for sale
£95,000

Property Description

Connells are pleased to bring to the market this two bedroom apartment offering comfortable living with a practical layout and would make an excellent home or investment opportunity.

The property opens into a welcoming entrance hallway which provides access to all principal rooms. At the heart of the home is a spacious open-plan kitchen and lounge area, offering a comfortable space for both relaxing and entertaining. The fitted kitchen includes ample worktop and storage space while flowing seamlessly into the living area, creating a sociable layout.

This home benefits from two bedrooms. The main bedroom a generous double room with en-suite, while the second bedroom is ideal as a guest room, home office or nursery.

Viewing is strongly recommended to fully appreciate the accommodation on offer.

Entrance

Communal entrance, letter box, ground floor flat.

Entrance Hall

Intercom, carpet, electric storage heater

Lounge / Diner

With two windows overlooking the front, carpet, electric heaters.

Kitchen

Open plan leading to the lounge/ diner, integrated electric oven, hob, extractor fan, range of wall and base units, stainless steel double sink, space for fridge freezer, space and plumbing for washing machine.

Bedroom One

With a window to the rear, door to the en-suite.

En-Suite

Shower cubicle, wash hand basin and WC.

Bedroom Two

With a window to the rear.

Bathroom

Wash hand basin, WC, bath with shower / mixer tap.

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
GRANTHAM NG31 6PR

EPC Rating: D

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/GRM309446

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending 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 the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.