



18 Ryde Avenue,
Grantham, Lincolnshire, NG31 7DY

NEWTONFALLOWELL 

**18 Ryde Avenue,
Grantham, Lincolnshire, NG31 7DY
Offers In The Region Of £120,000**

VIDEO TOUR AVAILABLE ON THE VIDEO TAB - Located close to local amenities, schooling and the transport links is this well presented end of terrace home that would be an ideal first time buy or an investment. The accommodation comprises of Entrance Hall, Lounge, Modern Kitchen Diner, THREE BEDROOMS and a Family Bathroom. The property also features UPVC double glazing and gas fired central heating. Outside there is a gravel base low maintenance front garden offering kerb appeal, and to the rear a generous low maintenance garden for the family to enjoy. This home is being sold with no onward chain and an early viewing is essential.

ACCOMMODATION

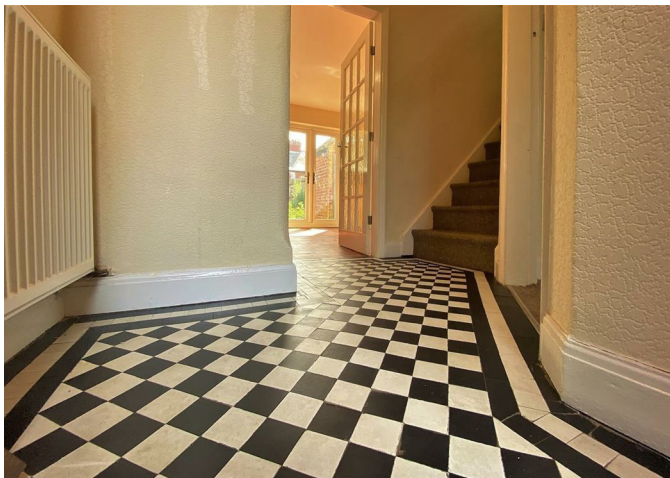
ENTRANCE HALL

With obscure glazed entrance door, double radiator, tiled flooring, smoke alarm and stairs rising to the first floor landing.

LOUNGE

13'7" into bay, reducing to 12'2" x 10'3" (4.14m into bay, reducing to 3.71m x 3.12m)

Having uPVC double glazed bay window to the front aspect, double radiator, picture rail and a living flame gas fire set to a tiled surround and hearth with decorative wooden mantel.



KITCHEN DINER

14'3" x 11'1" (4.34m x 3.38m)

With obscure glazed door from the hallway, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the garden double radiator, quarry tiled flooring, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, eye and base level units, inset 4-ring ceramic hob with stainless steel single electric oven beneath and stainless steel extractor hood over, space and plumbing for washing machine, space for under counter appliance, space for dining table. There is also a storage cupboard housing the modern gas fired boiler and electrical consumer unit, alcove storage and an under stairs storage cupboard with shelving.

FIRST FLOOR LANDING

With loft hatch access.

BEDROOM ONE

12'2" x 10'2" (3.71m x 3.10m)

With uPVC double glazed window to the front aspect and single radiator.

BEDROOM TWO

11'2" x 7'0" (3.40m x 2.13m)

With uPVC double glazed window to the rear aspect and single radiator.

BEDROOM THREE

8'6" x 7'0" (2.59m x 2.13m)

Having uPVC double glazed window to the rear aspect and single radiator.

BATHROOM

7'2" x 4'4" (2.18m x 1.32m)

Having obscure uPVC double glazed window to the front aspect, chrome heated towel radiator, a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mixer tap and shower attachment and a folding glazed shower screen.

OUTSIDE

There is a low maintenance gravel based fenced front garden with attractive yucca tree and a pathway to the side leading to the front entrance door. This pathway also leads to a gate on to the south easterly facing rear garden. There is a low maintenance patio and concrete with some raised flower borders and fencing to the boundaries. There is also a brick OUTBUILDING with power and lighting.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A. Annual charges for 2020/2021 - £1,193.16

DIRECTIONS

From High Street continue on to the Market Place, on to Westgate(A607) and right on to the A52. Take the left turn under the railway bridge on to Dysart Road and the right turn on to Ryde Avenue. The property is on the right-hand side.

GRANTHAM

The property is close to local amenities. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

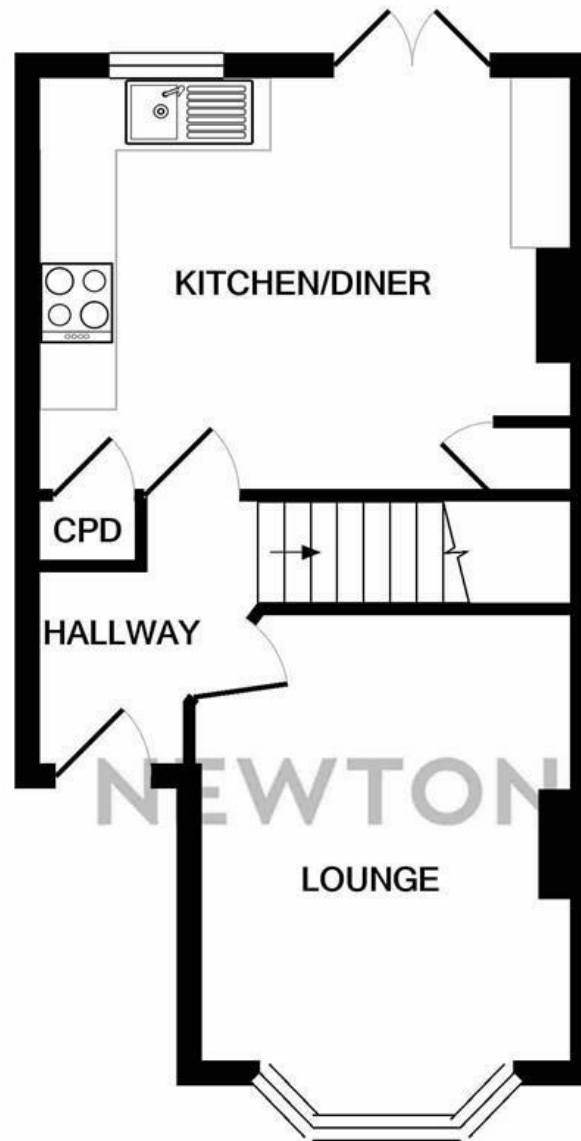
AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

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