



34 Goodliff Road,
Grantham, Lincolnshire, NG31 7PQ

NEWTONFALLOWELL 

34 Goodliff Road,
Grantham, Lincolnshire, NG31 7PQ
Guide Price **£115,000**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB.

GUIDE PRICE £115,000 - INFORMAL TENDER

Located close to many local amenities, schools and the transport links is this established end of terrace property that has been the current family home SINCE IT WAS BRAND NEW in 1969. The accommodation, which would benefit from cosmetic improvements, comprises of Entrance Porch, Reception Hall, Lounge, Kitchen Diner, THREE BEDROOMS and a Family Bathroom. The property also features UPVC double glazing, a modern electrical consumer unit, an alarm system and gas fired central heating. Outside to the front, there is an ample driveway leading to a Garage, with garden to the front and rear, the latter of which is west facing and private. This home is being sold with no onward chain and would be an ideal home for a variety of different buyers.

ACCOMMODATION



ENTRANCE PORCH

With half obscure uPVC double glazed entrance door with further obscure uPVC double glazed windows to either side and one to the front aspect, uPVC half obscure double glazed door to:

ENTRANCE HALL

With single radiator, smoke alarm, alarm control panel, uPVC obscure double glazed window to the side aspect and stairs rising to the first floor landing.

LOUNGE

15'10" x 12'3" (4.83m x 3.73m)

With uPVC double glazed bow window to the front aspect, single radiator, decorative electric fan assisted fire with marble hearth and surround and decorative wooden mantel and half obscure glazed door to:

KITCHEN DINER

15'4" x 8'1" (4.67m x 2.46m)

With uPVC double glazed sliding patio door to the garden uPVC double glazed window overlooking the garden, single radiator, roll edge work surface with inset coloured one and a half bowl sink and drainer with high rise mixer tap over, inset 4-ring ceramic hob with extractor hood over, a range of eye and base level units, double built-in electric oven and housing for a built-in fridge freezer, space and plumbing for washing machine, under stairs storage cupboard housing a modern electrical consumer unit (installed September 2018) and electric Smart meter.

FIRST FLOOR LANDING

With loft hatch access and smoke alarm.

BEDROOM ONE

13'6" x 8'8" (4.11m x 2.64m)

With uPVC double glazed window to the front aspect, single radiator, airing cupboard housing hot water tank and having shelf storage.

BEDROOM TWO

10'7" x 8'8" (3.23m x 2.64m)

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

BEDROOM THREE

8'10" x 6'5" (2.69m x 1.96m)

With uPVC double glazed window to the side aspect, single radiator and double built-in wardrobe.

BATHROOM

6'5" x 5'6" (1.96m x 1.68m)

Having uPVC obscure double glazed window to the rear aspect, single radiator and a 3-piece suite comprising low level WC, wash handbasin and a panelled Jacuzzi bath with electric shower over.

OUTSIDE

To the front there is a generous lawned garden with driveway parking for two to three cars and which leads to the garage. On the front of the property there is also a video intercom system and fencing to the left-hand side boundary.

There is an enclosed low maintenance rear garden with concrete post and gravel board fencing, a patio seating area, outside security lighting, feature pond and steps up to a further patio seating area and circular seating area inset to a gravelled base. There are also several raised shrub beds to the borders. A timber gate to the rear leads to Hillingford Way, ideal for bin access etc.

GARAGE

20'9" x 7'8" (6.32m x 2.34m)

With up-and-over door, cold water tap, wall mounted Worcester gas fired central heating boiler, door at the rear to the garden.

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 proceed south taking the right turn at the traffic lights on to Wharf Road (A52), keeping in the right-hand and following the signs for the A52. Take the left turn under the railway bridge on to Dysart Road and continue along taking the left turn on to Goodliff Road. The property is on the right-hand side.

GRANTHAM

There are local amenities close-by including primary school and bus service to town. 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

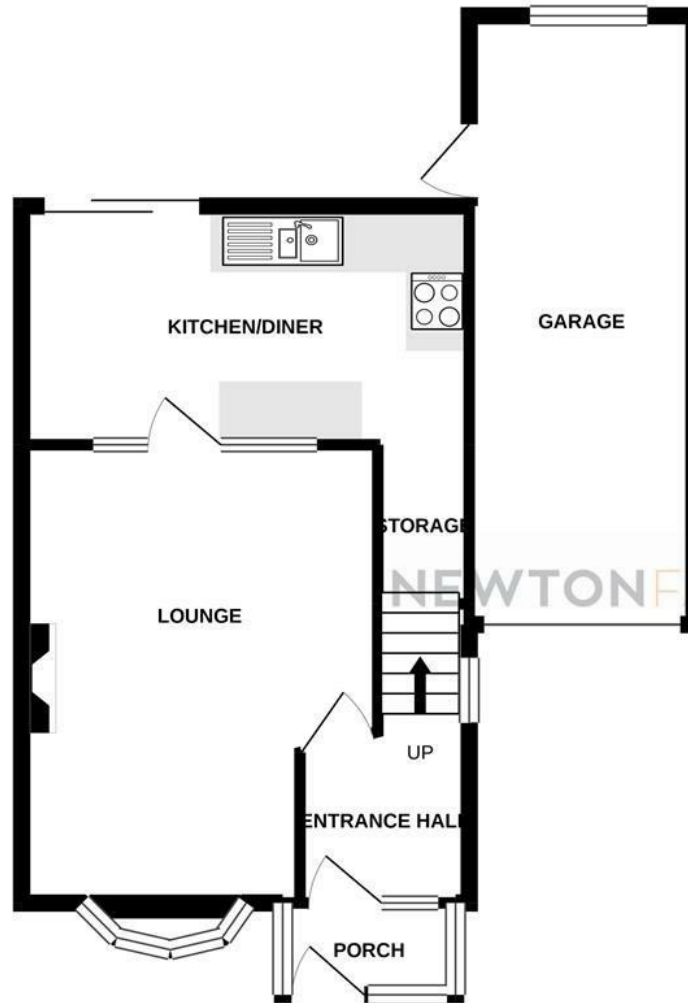
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

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	83
(81-91) B	
(69-80) C	
(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	56
(81-91) B	
(69-80) C	
(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
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



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 up to £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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TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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