



### 3 bed terraced house to buy in

Bridge End Road, Grantham, Lincolnshire,  
NG31 6JH

**£100,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ No Onward Chain
- ✓ South Facing Garden
- ✓ Great Investment Potential
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Pattinson Auction are delighted to bring this delightful three bedroom mid-terrace house to the market. Nestled on Bridge End Road in the charming town of Grantham, this property presents an excellent opportunity for investors or those seeking a family home. Boasting three generously sized bedrooms, this property offers ample space for comfortable living. The two reception rooms provide versatility, making them perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the south-facing garden, which promises plenty of sunlight throughout the day, ideal for gardening enthusiasts or those who simply wish to bask in the warmth of the sun. The spacious rooms throughout the house create a welcoming atmosphere, allowing for easy movement and a sense of openness.

With no chain involved, this property is ready for immediate occupancy, making it a hassle-free option for prospective buyers. Additionally, its prime location ensures that local amenities are just a stone's throw away, providing convenience for everyday needs.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on Bridge End Road...

### Ground Floor

Lounge - 3.32m x 3.88m (10'11" x 12'9")

A spacious lounge offering comfortable living accommodation, ideal for both relaxing and entertaining.

Dining Room - 3.37m x 3.66m (11'1" x 12'0")

A well-proportioned dining room providing an ideal space for family meals and entertaining.

Kitchen - 2.11m x 3.38m (6'11" x 11'1")

A kitchen leading off the dining room, creating a sociable open-plan space.

Bathroom - 2.02m x 2.23m (6'8" x 7'4")

Fitted with a panelled bath and shower over, toilet and wash basin.

First Floor

Bedroom Two - 4.60m x 3.77m (15'1" x 12'4")

A very spacious double bedroom offering excellent proportions, creating a comfortable and relaxing space.

Bedroom Three - 3.37m x 4.09m (11'1" x 13'5")

A generously sized double bedroom offering ample space for furnishings.

Second Floor

Main Bedroom - 3.10m x 5.47m (10'2" x 17'11")

An exceptionally spacious bedroom boasting impressive proportions, offering a luxurious and highly versatile space.

Outside

Externally, the property benefits from a low-maintenance, south-facing rear garden, mainly laid with artificial grass, providing an ideal space to enjoy the sun throughout the day."

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Terraced House

Parking: None

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

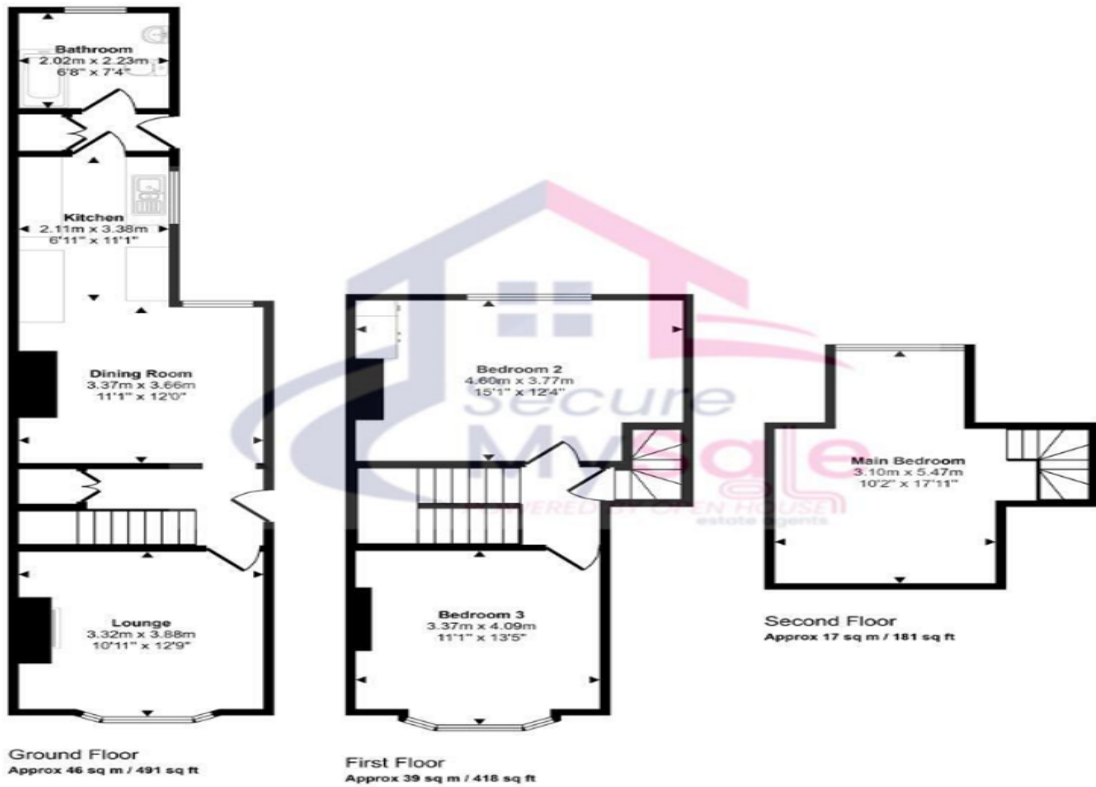
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Approx Gross Internal Area  
101 sq m / 1091 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			69
(55-68) <b>D</b>		48	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Bridge End Road, Grantham, Lincolnshire, NG31 6JH

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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