



**NEWTON
FALLOWELL**

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newtonfallowell.co.uk

SOLD Subject to contract

113 Dudley Road,
Grantham, Lincolnshire, NG31 9AD

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Grantham, Lincolnshire, NG31 9AD
£109,950**

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

THE PERFECT INVESTMENT OPPORTUNITY WITH IMMEDIATE RETURNS - Located close to many local amenities, the town centre of Grantham and the transport links, is this well presented end of terraced home that is being sold with the current tenancy in place. The accommodation comprises of Lounge, Inner Hall, large understairs storage cupboard, Dining Room, Kitchen, TWO DOUBLE BEDROOMS and a Bathroom. The property benefits from being the majority UPVC double glazed and is gas fired centrally heated which is powered by a modern combination boiler. The property has also had a new electrical consumer unit installed in September 2019. Outside to the rear, there is an enclosed courtyard garden with a shed for storage. Currently, this property is rented at £525 per calendar month, and would therefore achieve a gross rental yield in excess of 5.7%. This home is sold with no onward chain.

ACCOMMODATION



LOUNGE

12'5" x 11'6" (3.78m x 3.51m)

With partially obscure uPVC double glazed entrance door, uPVC double glazed window to the front aspect, single radiator, Yorkstone fireplace surround with wooden mantel and stone hearth with electric decorative fire within, small cupboard to the left-hand side housing the modern consumer unit which was installed in 2019 and the electricity meter. Stripped pine door to:

INNER HALL

With generous under stairs storage cupboard and stripped pine door to:

DINING ROOM

12'5" x 11'8" (3.78m x 3.56m)

Having uPVC double glazed window to the rear aspect, single radiator, laminate flooring, living flame gas fire set into a marble effect surround and hearth with a decorative wooden mantel. There is a stripped pine sliding door to the first floor landing and a stripped pine door to:

KITCHEN

17'4" x 6'4" (5.28m x 1.93m)

Having three double glazed windows to the side aspect, uPVC half obscure double glazed door to the garden, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, eye and base level units, free-standing cooker with built-in stainless steel extractor over, space and plumbing for washing machine, further space for under counter fridge and freezer, wall mounted extractor fan, double radiator.

FIRST FLOOR LANDING

With loft hatch access and single radiator.

BEDROOM ONE

11'7" plus wardrobes x 11'3" (3.53m plus wardrobes x 3.43m)

Having uPVC double glazed window to the front aspect, single radiator and two double built-in alcoves to the chimney breast.

BEDROOM TWO

11'7" x 9'1" (3.53m x 2.77m)

Having uPVC double glazed window to the rear aspect, built-in over stairs storage cupboard and double built-in storage cupboard housing the Ideal Logic+ Combi C30 gas fired combination boiler with storage space.

BATHROOM

9'3" x 6'5" (2.82m x 1.96m)

With uPVC obscure double glazed window to the side aspect, chrome heated towel radiator, fully tiled walls, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mains fed shower over.

OUTSIDE

To the left-hand side of the property there is a wooden gate leading down a pathway to the enclosed rear garden. There is outside lighting over the rear doorway, a patio and astro turf area and timber SHED for storage.

RIGHT-OF-WAY

There is a gate to No.115 into their garden for bin access.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A. Annual charges for 2021/2022 - £1,224.20



DIRECTIONS

From High Street proceed south taking the left turn just past the Sir Isaac Newton statue on to St Catherines Road. Take the right turn on to Dudley Road and continue towards the end and the property is on the left-hand side just before the turning for Stuart Street.

GRANTHAM

The property is situated within easy walking distance of the town centre with all its amenities and the railway station.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

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.

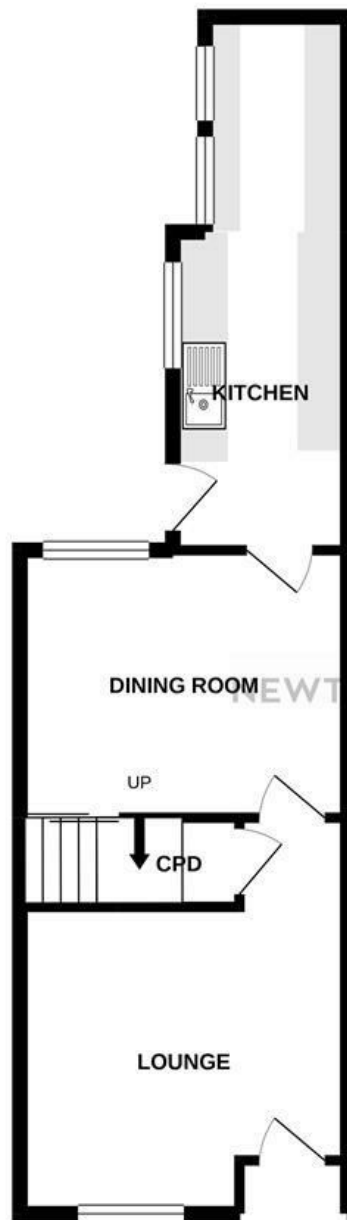


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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