



R  
&L

6 Easedale Close

Gamston | NG2 6PJ | £245,000

ROYSTON  
& LUND



- TWO BEDROOMS
- Ample Off Street Parking
- Three Piece Bathroom
- Opportunity For First Time Buyers
- EPC Rating - D
- NO CHAIN
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Excellent Transport Links
- Freehold - Council Tax Band - B





**\*\*Please note that the photos were taken prior to the tenant moving in, watch virtual tour\*\***

**\*\* NO CHAIN\*\***

A TWO BEDROOM MID TERRACE property located in Gamston, pleasantly located immediately adjacent Grantham Canal. Situated at the end of a cul de sac with ample off street parking, close to numerous amenities being a short drive from Central Avenue where there are restaurants, bar and local shops. Gamston is also in the catchment area for well regarded schools and has excellent transport links into the City Centre.

Interior accommodation comprises of a the kitchen dining room upon entry where there are integrated appliances such as built in oven, hob and extractor fan, with room to add further freestanding appliances. The living room is a generous size with French doors leading to the rear garden and stairs to the first floor.

The first floor landing lends itself to two double bedrooms that both share a three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking for two vehicles via private driveway. To the rear of the property there is a sloped garden with a patio area to start followed by a lawn finally finishing off with stoned and patio to finish, providing space for summer seating. The garden is enclosed by fenced borders.



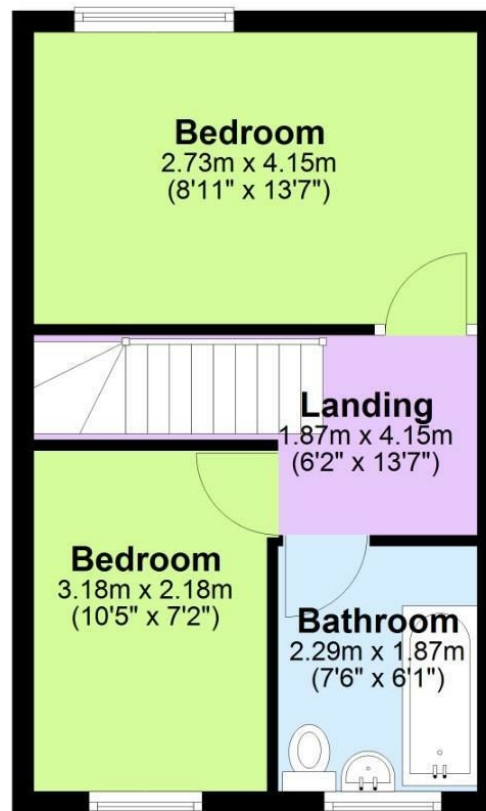
## Ground Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



## First Floor



Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 58.8 sq. metres (633.1 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**