



3 bed semi-detached house to buy in DN21

Woodfield Road, Lincolnshire,
Gainsborough, Lincolnshire, DN21 1RB

£55,000 Starting Bid

 x3  x1  x2

Tenure

Freehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ In Need of Modernisation
- ✓ Off Road Parking
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: F
- ✓ Heating supply: Gas

Description

Three bedroom / semi detached / non-standard construction / in need of modernisation / off-road parking / council tax band A / no onward chain

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Semi-detached house

Parking: Off Street

Heating: Gas

Entrance

Lounge

3.96m x 4.55m (12'11" x 14'11")

Fitted carpet, radiator, fireplace with surround, door to the dining room, and window to front aspect.

Dining Room

3.64m x 2.72m (11'11" x 8'11")

Fitted carpet, radiator and patio door to rear garden

Kitchen

2.41m x 3.58m (7'10" x 11'8")

Fitted kitchen comprising of; wall and base units, stainless steel sink with taps and door to rear garden.

First Floor Accommodation

Bedroom One

3.03m x 3.45m (9'11" x 11'3")

Fitted carpet, storage cupboard, radiator and window to front aspect.

Bedroom Two

3.45m x 3.59m (11'3" x 11'9")

Fitted carpet, radiator, storage cupboard and window to rear aspect

Bedroom Three

2.52m x 2.71m (8'3" x 8'10")

Fitted carpet, radiator over stairs storage cupboard and window to front aspect.

Bathroom

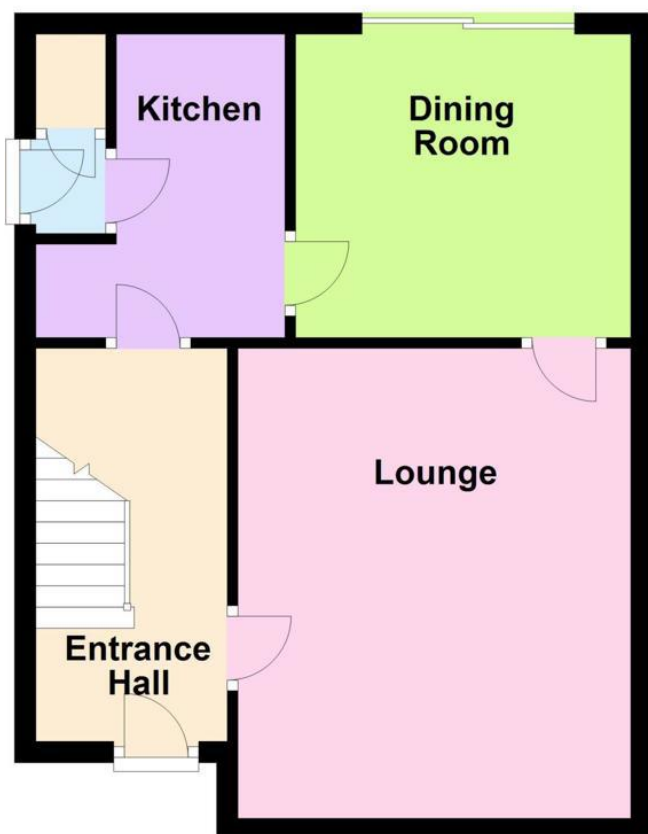
2.52m x 1.57m (8'3" x 5'1")

Fitted three-piece suite comprising of bath with overhead shower attachment, low-level WC hand wash basin and window to rear aspect.

Outside

To the front of the property is a mainly laid to lawn garden with parking space for multiple vehicles. To the rear of the property is a private garden enclosed by fencing and forest views to the rear.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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