



3 bed terraced house to buy in

Dexter Avenue, Grantham, Lincolnshire,
NG31 7EL

£130,000 Starting Bid

 x 3  x 2  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ EPC Rating C

Key Information

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

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Mid-Terrace Three Bedroom Home, situated in popular residential location close to local amenities. The property requires a scheme of improvements throughout. The accommodation briefly comprises: Entrance Hall, Cloakroom, Kitchen & Sitting/Dining Room. To the First Floor are Three Bedrooms, Bedroom One with En-Suite Shower Room, and Family Bathroom. Outside there are Gardens to the Front & Rear and an Allocated Parking Space To Car Park. The property also benefits from a Gas Central Heating System (Boiler Installed in May 2026) & uPVC double glazing throughout. Viewing Is Highly Recommended & Offered For Sale With NO UPWARD CHAIN!

Tenure: Freehold / Council Tax: Band B

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a Starting Bid or Guide Price and is accompanied by a Reserve Price. The Reserve Price is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the Guide Price / Starting Bid.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Terraced House

Parking: Allocated

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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR

The property is entered via a part glazed entrance door which provides access to the:

ENTRANCE HALL

Radiator, door to understairs storage cupboard and doors to:

CLOAKROOM

Two piece white suite comprising of low level WC and corner wall mounted wash hand basin with tiled splashbacks, radiator, vinyl floor covering and uPVC double glazed window to the front elevation.

KITCHEN

3.73m x 2.45m (12'2" x 8'0")

Range of wall mounted units with complementary cupboards and drawers set beneath roll edge work surface, stainless steel sink and drainer with mixer tap over, built under electric oven with four ring gas hob and stainless steel extractor hood over, space and plumbing for washing machine, further appliance spaces, cupboard housing wall mounted Ideal combi boiler (Installed May 2026), tiled splashbacks, radiator, vinyl floor covering and uPVC double glazed window to the front elevation.

SITTING / DINING ROOM

4.63m x 4.18m (15'2" x 13'8")

Two radiators, TV point, telephone point, stairs to First Floor, and uPVC double glazed window and sliding patio doors to the Rear Garden.

FIRST FLOOR-LANDING

Painted spindled balustrade, access to loft, radiator, door to storage cupboard and doors to:

BEDROOM ONE

3.29m x 2.56m (10'9" x 8'4")

Two built-in double wardrobes with hanging rails and shelf, radiator, uPVC double glazed window to the rear elevation and door to:

EN-SUITE SHOWER ROOM

Three piece white suite comprising of low level WC, pedestal wash hand basin and shower cubicle with mains fed shower over, tiled splashbacks, electric shaver point, radiator and vinyl floor covering.

BEDROOM TWO

2.92m x 2.58m (9'6" x 8'5")

Radiator and uPVC double glazed window to the front elevation.

BEDROOM THREE

2.79m x 1.99m (9'1" x 6'6")

Radiator and uPVC double glazed window to the rear elevation.

FAMILY BATHROOM

1.99m x 1.92m (6'6" x 6'3")

Three piece white suite comprising of low level WC, pedestal wash hand basin and panelled bath with mixer tap with shower attachment over, radiator, tiled splashbacks, vinyl floor covering and uPVC double glazed window to the front elevation.

OUTSIDE - FRONT

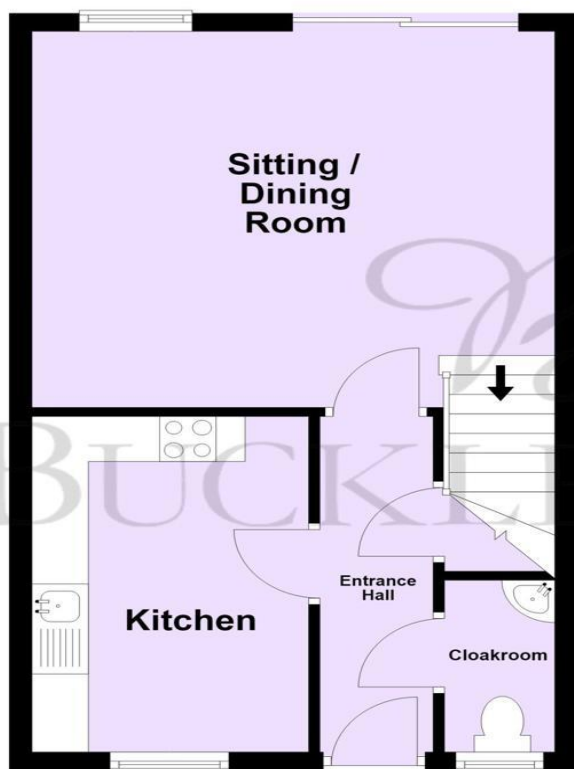
A paved footpath leads to the open canopied main entrance, to either side are lawned areas with well established plants and shrubs to the front perimeter.

Close to the property is a car park providing one allocated parking space for the property.

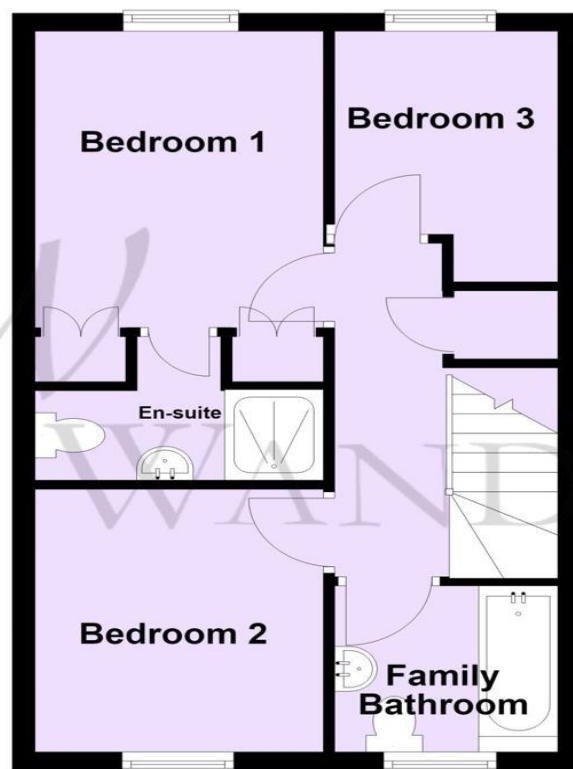
REAR GARDEN

Paved patio and laid to lawn. The garden is enclosed by timber fencing with timber hand gate providing access to passage leading to Car Park.

Ground Floor



First Floor



This floor plan is for illustration purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Dexter Avenue, Grantham, Lincolnshire, NG31 7EL

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

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