



3 bed end of terrace house to buy in NG31

George Street, Grantham, Lincolnshire,
NG31 6QL

£95,000 Starting Bid

 x3  x2  x2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Larger Than Average End of
- ✓ Striking, Period Built Home
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ 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

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: A

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: 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

ENTRANCE HALL

3.66m x 1.68m (12'0" x 5'6")

A generous welcoming entrance hall with door to understairs storage cupboard and further doors leading to the sitting and dining rooms

SITTING ROOM

4.01m x 3.66m (13'1" x 12'0")

The first of two well proportioned reception rooms the feeling of space added to by high ceilings. The sitting room has a double glazed window to front elevation. Attractive decor to "feature wall". Radiator. Chimney breast with feature period fireplace comprising patterned cast iron surround and background inset with floral design tiles and fronted by a tiled hearth. Fitted meter cupboard.

DINING ROOM

3.96m x 3.68m (12'11" x 12'0")

Further well proportioned reception room. Having: chimney breast with inset period style fireplace, double glazed window to rear, radiator, dado rail, coving and TV aerial point. Again also having attractive decor to a "feature wall". Door leading to the kitchen.

BREAKFAST KITCHEN

5.26m x 1.83m (17'3" x 6'0")

Notably spacious and well fitted kitchen complete with a range of both base and eye level storage units, the base level units being surmounted by marble effect rolled edge work-surfaces, splash back tiling. Matching breakfast bar. Inset double bowl sink unit with mixer tap and additional flexi hose tap. Space and plumbing for washing machine, space for free standing cooker. Radiator. Tiled floor finish. Door to outside and further door to the shower room.

GROUND FLOOR SHOWER ROOM

1.88m x 1.85m (6'2" x 6'0")

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and close coupled wc. Heated towel rail. Radiator. Extractor fan.

LANDING

The first floor are is larger than the ground floor due to it extending over the pathway beneath. Doors from the landing lead to bedrooms one and two as well as a third door which opens to a walk in boiler/storage cupboard. Loft access via hatch.

BEDROOM 1

4.01m x 3.68m (13'1" x 12'0")

Generous double bedroom with ensuite bathroom. The bedroom having double glazed window to rear. Radiator. Period cast iron fireplace. Door through to the ensuite bathroom.

ENSUITE BATHROOM

3.05m x 1.80m (10'0" x 5'10")

Fitted with a three piece suite comprising wash hand basin. close coupled w.c. and bath with shower over. Double glazed window.

BEDROOM 2

3.99m x 2.74m (13'1" x 8'11")

Further double proportion room with double glazed window. Radiator. Cast iron period fireplace to chimney breast. Coving to ceiling.

BEDROOM 3

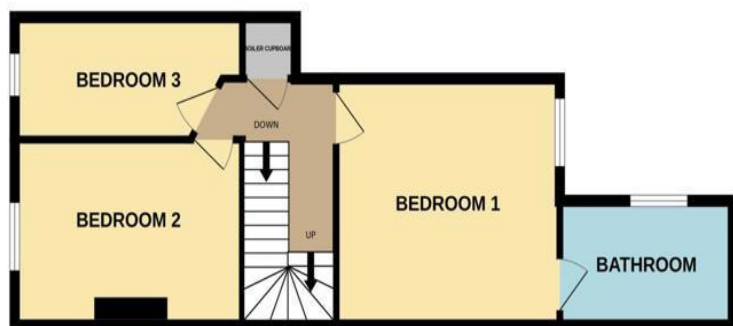
4.01m x 1.85m (13'1" x 6'0")

With double glazed window to front. Radiator.

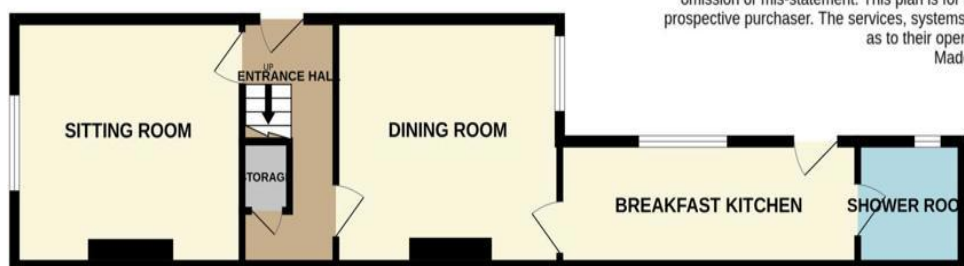
OUTSIDE

To the side of the property a covered pathway leads to a gate which in turn opens to the rear of the house. Here there can be found a fully enclosed courtyard garden with generous patio.

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

George Street, Grantham, Lincolnshire, NG31 6QL

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

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