



Victoria Street, Grantham, NG31

Guide Price £137,500

Council Tax Band A - Freehold. - EPC Rating D



- **Two Double Bedrooms**
- **Ideal First Time Buy**
- **Enclosed Rear Garden**
- **Two Reception Rooms**
- **First Floor Bathroom**
- **Modern Kitchen**
- **A Must View Property**

Are you looking for your first home or a new investment for your portfolio? Look no further, Secure My Sale Estate Agents have brought to the market this well presented, Two-bedroom terraced home on the popular road, Victoria Street. This home has lots of space with Two Reception Rooms, Kitchen, Laundry, Two Double Bedrooms, and a Family Bathroom.

Victoria Street is a popular area being within close distance to the A1, A52, Grantham Train Station and the town centre and local amenities.

GROUND FLOOR

Living Room: 3.1m x 3.7m

A cosy space at the front of the property with laminate flooring throughout

Dining Room: 3.6m x 3.7m

A great space with access to the kitchen, understairs storage, laminate flooring

Kitchen: 2.7m x 2m

A Modern kitchen with access to the rear garden, boiler is located in the kitchen, gas hob and electric oven

Laundry Room: 2.5m x 2m

Currently a space used for laundry. Was undergoing renovation to turn into a downstairs toilet and utility. New owners will need to finish the project.

FIRST FLOOR

Bedroom One: 3.1m x 4.8m

A great size Double Room with a built-in wardrobe, front facing, carpeted throughout

Bedroom Two: 3.6m x 3.7m

A Double Room with access to the main bathroom, rear aspect, carpeted throughout

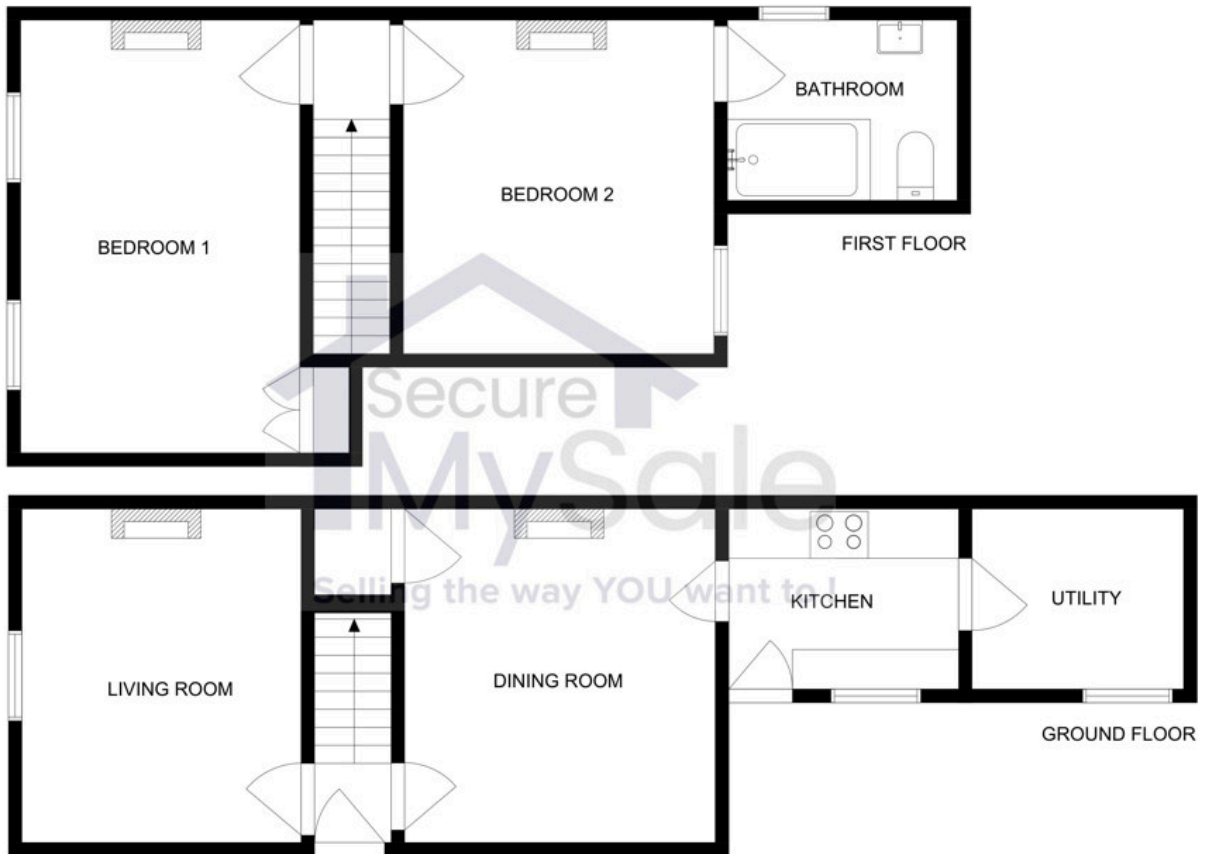
Bathroom: 2.7m x 2m

A Three-piece suite with a mains shower over the bath. Access is via the second bedroom.

OUTSIDE

To the front you have on street parking and to the rear, you have an enclosed garden with a patio walkway onto the Astro Turf at the rear of the garden.





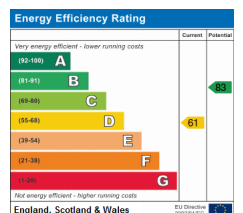
Secure My Sale Estate Agents

51 London Road, Grantham NG31 6ET

Call: 01476 825258

Web: www.securemysale.co.uk

Email: admin@securemysale.co.uk



Confidentiality Notice The information in this e-mail and any attachments to it is confidential and may be legally privileged or prohibited from disclosure and unauthorised use. It is intended solely for the addressee, or the employee or agent responsible for delivering such materials to the addressee and access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication or any action or omission to be taken in reliance upon this message or its attachments is prohibited and may be unlawful.