

Albert Street, Grantham

**Guide Price** £167,500

Council Tax Band A   EPC Rating D   Tenure: Freehold



# This Three Double Bedroom Mid-Terraced house is located just a short walk from the centre of Grantham

- No Chain
- Four Floors Of Accommodation
- Direct access to A1
- Open Plan Kitchen
- Enclosed Rear Garden

Secure My Sale are delighted to bring this well presented 3 bedroom terraced home with four floors of adaptable accommodation just on the outskirts of Grantham. The property has direct access to the A1, and is within walking distance of the town's centre which comprises of many amenities, like many shops, supermarkets, prestigious schools, and a train station with direct links to London amongst other places, making it perfect for commuters. The surrounding area boasts a lovely park that is perfect to unwind and go on a walk if you so please.

FREEHOLD - COUNCIL TAX BAND A - EPC RATING D

Lower Ground Floor:

Kitchen- 3.41m x 3.85m (11'2" x 12'8")

Open plan dining kitchen with a rang of units at both floor and eye level.

Lounge Diner- 4.38m x 3.40m (14'4" x 11'2")

Fashionable beams, bringing in a sense of homeliness

Ground Floor:

Lounge- 3.26m x 3.66m (10'8" x 12'0")

Feature stone fireplace with matching units on either side.

Bathroom- 2.39m x 3.63m (7'10" x 11'11")

Modern four piece suite

First Floor:

Bedroom 2- 4.06m x 3.65m (13'4" x 12'0")

Built in wardrobe with ample storage

Bedroom 3- 2.12m x 3.60m (6'11" x 11'10")

Two built in wardrobes on either side of the room.

Second Floor:

Main Bedroom- 3.79m x 4.14m (12'5" x 13'7")

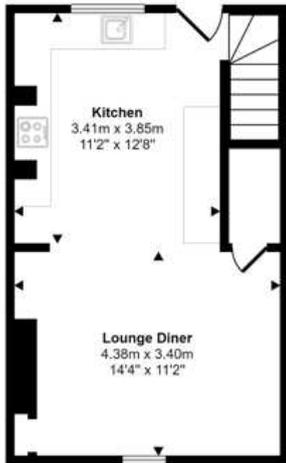
Plenty of room for you to mould this room to what you want to

Outside:

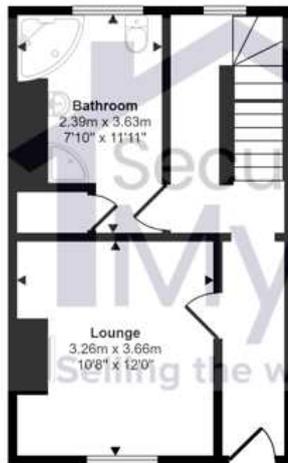
Well maintained enclosed rear gardens



Approx Gross Internal Area  
115 sq m / 1235 sq ft



Lower Ground Floor  
Approx 32 sq m / 347 sq ft



Ground Floor  
Approx 33 sq m / 353 sq ft



Second Floor  
Approx 33 sq m / 353 sq ft



Third Floor  
Approx 17 sq m / 181 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

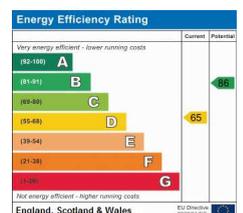
## Secure My Sale

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