



Calder Avenue
Gainsborough
Lincolnshire
DN21 1ZR

Offers In Excess Of £150,000

bettermove

Calder Avenue Gainsborough

Bettermove are delighted to welcome to the market this charming 2 bedroom terraced house in Gainsborough, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a driveway to the front providing off street parking. The council tax band is A.

The interior of this beautifully presented property comprises a spacious lounge, modern open plan kitchen/diner and WC on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with lawn and patio seating areas, perfect for enjoying the summer months.

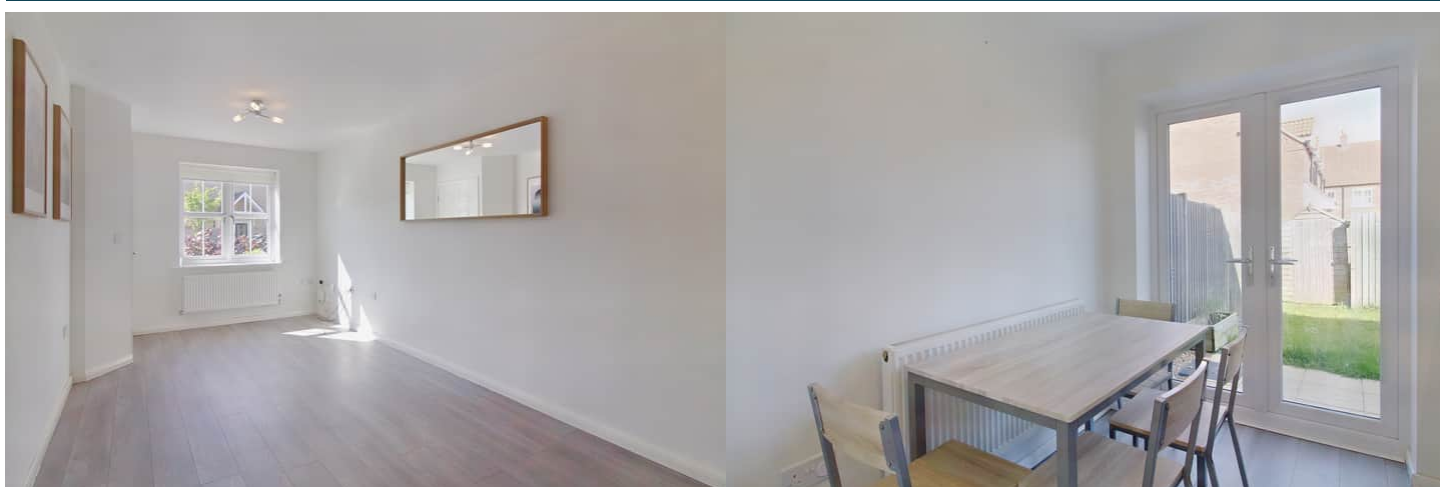
Situated in the popular town of Gainsborough, the property is close to a wide range of local amenities, such as supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A631, A156 and Gainsborough Central rail station.

This exciting opportunity is not to be missed! All enquiries can be made through Bettermove.

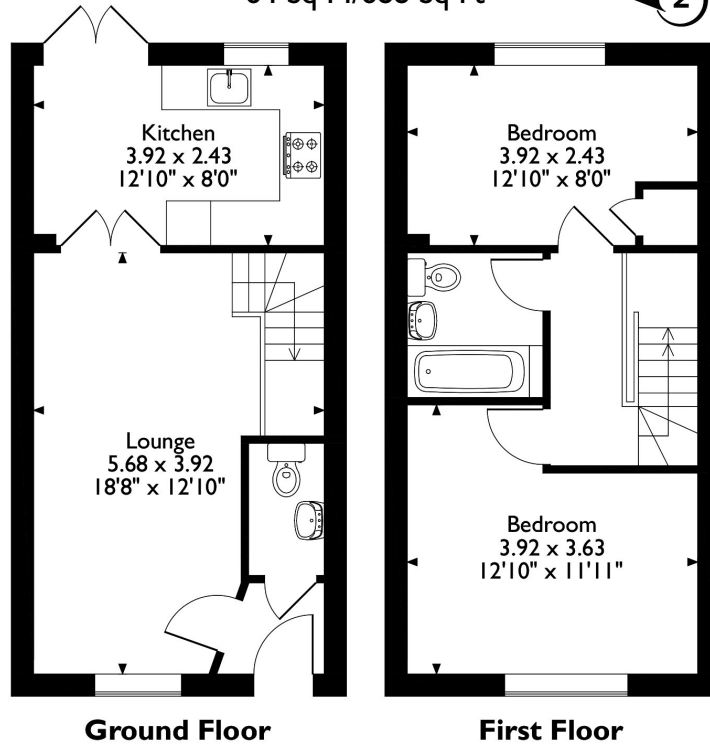
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Calder Avenue, Gainsborough, Lincolnshire
 Approximate Gross Internal Area
 64 Sq M/688 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 97 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (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 | |



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