



**Heron Drive
Gainsborough
Lincolnshire
DN21 1GJ**

Offers in Excess of £147,000

bettermove

Heron Drive Gainsborough

A SPACIOUS home in Gainsborough available CHAIN FREE with TENANTS in situ, welcoming INVESTORS only. Call to enquire!

Bettermove are proud to present this 3 bedroom end of terrace house in Gainsborough available with no forward chain.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove. The council tax band is B. The property benefits from double glazing, gas central heating throughout and has off street parking available via a garage and driveway.

The interior of this beautifully-presented property comprises of the dining room and fitted kitchen on the ground floor. The first floor comprises of the spacious living room, 1 bedroom and the family bathroom. On the second floor there is two further bedrooms, master ensuite and large landing area suitable for a home office or study area. The exterior of the property boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular market town of Gainsborough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from two train stations, Gainsborough Central, and Gainsborough Lea Road, a bus station and major road networks including the A631, A15, A1 and M180. The area is serviced by excellent schooling and childcare facilities.

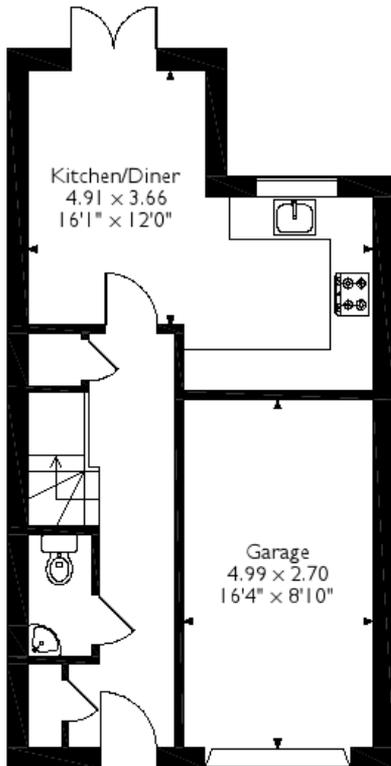
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.

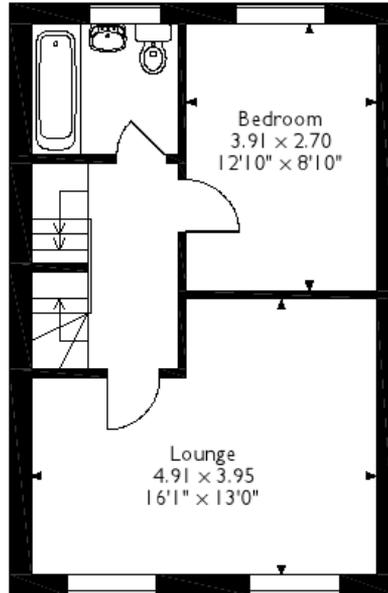
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



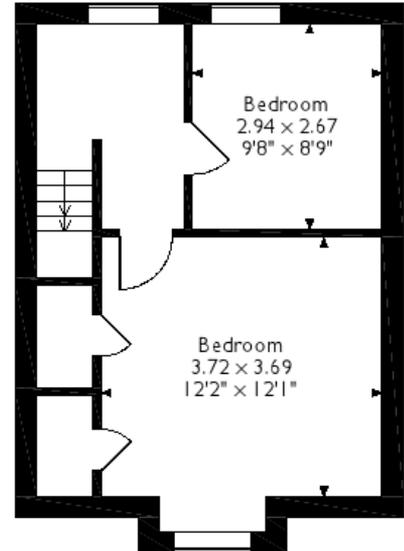
Heron Drive, Gainsborough, Lincolnshire
 Approximate Gross Internal Area
 Main House = 102 Sq M/1098 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 115 Sq M/1238 Sq Ft



Ground Floor



First Floor



Second Floor

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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