

REDUCED

£65,000 Freehold (to be confirmed)



3 Portland Terrace, Gainsborough, Lincolnshire. DN21 1JR

- NO CHAIN
- SPACIOUS TERRACE HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE & DINING ROOM
- GROUND FLOOR BATHROOM
- LOW MAINTENANCE REAR GARDEN



PROPERTY DESCRIPTION

****NO CHAIN****SPACIOUS MID TERRACE HOME**** Situated close to the town centre this spacious mid terrace home would be an ideal first time buy or investment opportunity with spacious reception rooms, three double bedrooms and a low maintenance rear garden. The home briefly comprises a lounge, dining room, kitchen and bathroom to the ground floor. The first floor offers two double bedrooms with access to the W.C. The second floor offers a spacious double bedroom. Externally the home enjoys a private courtyard to the rear. Viewings through our Gainsborough office.



ROOM DESCRIPTIONS

LOUNGE

Measures approx. 3.17m x 3.74m (10' 5" x 12' 3"). Enjoys a secure uPVC door, a front aspect view uPVC double glazed window, central positioned gas fireplace, attractive flooring throughout, multiple electric socket points and an opening leads directly into;

DINING AREA

Measures approx. 3.40m x 3.74m (11' 2" x 12' 3"). Enjoys stairs rising to first floor landing with white solid wood balustrading, multiple electric socket points and flowing through to;

KITCHEN

Measures approx. 2.84m x 3.74m (9' 4" x 12' 3"). Enjoys a rear uPVC double glazed window and rear uPVC double glazed French doors giving access to the rear garden courtyard. The kitchen enjoys an extensive range of white wall and base units with a complimentary countertop, a built in one and a half stainless steel sink unit and drainer, four ring free standing gas hob and oven, space for washing machine and fridge freezer and an internal door off the kitchen gives access into;

BATHROOM

Measures approx. 1.88m x 1.96m (6' 2" x 6' 5"). Enjoys a side uPVC double glazed obscure glass window, wash hand basin, low flush WC and a wall mounted shower, built in handrails, fully tiled walls and vinyl flooring.

SPACIOUS DOUBLE MASTER BEDROOM

Measures approx. 3.14m x 3.74m (10' 4" x 12' 3"). Enjoys a front uPVC double glazed window, multiple electric socket points and carpeted floor.

REAR DOUBLE BEDROOM 2

Measures approx. 2.47m x 2.75m (8' 1" x 9' 0"). Enjoys a rear uPVC double glazed window, attractive wood effect vinyl flooring, multiple electric socket points, over stairs storage, an internal door with stairs leading to the attic room and an internal door off to;

FIRST FLOOR LANDING

With access into a toilet with low flush WC and wash hand basin.

SPACIOUS DOUBLE BEDROOM/ATTIC ROOM

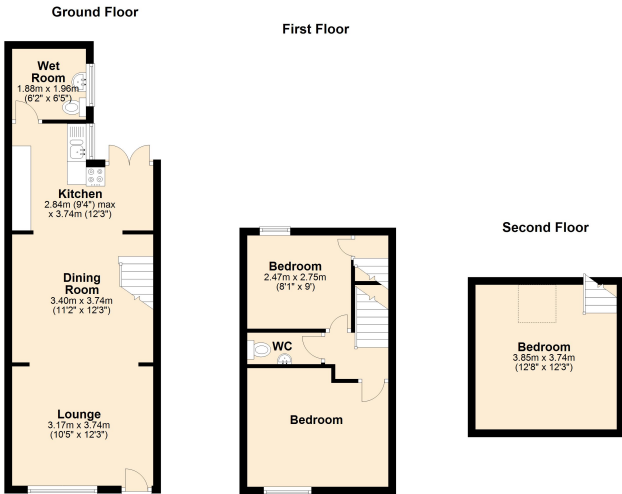
Measures approx. 3.85m x 3.74m (12' 8" x 12' 3"). Enjoys a rear Velux window, attractive wood effect vinyl flooring and multiple electric socket points

GROUNDS

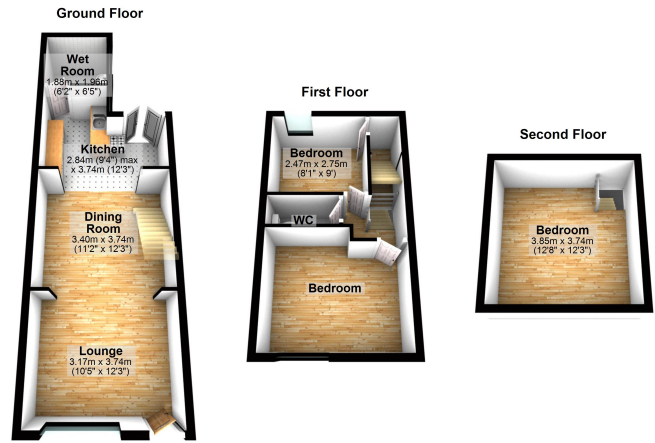
On road parking to the front of the property and a small low maintenance private courtyard to the rear.




FLOORPLAN & EPC



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty.
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Gainsborough
 Marshalls Yard, Gainsborough, DN21 2NA
 01427 339200
 Gainsborough@paul-fox.com