



High Street
Gainsborough
Lincolnshire
DN21

Offers In Excess Of £38,000

bettermove

High Street Gainsborough

Bettermove are proud to present this 2 bedroom terraced house in Gainsborough, available with no forward chain, welcoming cash buyers only!

The property requires refurbishment and would suit an investor or developer.

This property benefits from double glazing and gas central heating throughout, with on street parking available.

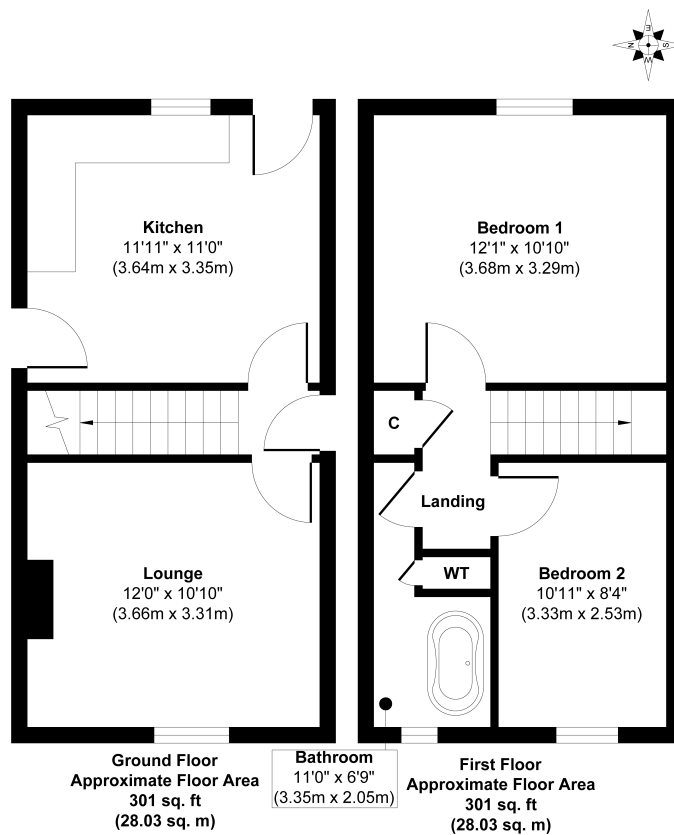
The council tax band is A.

The interior of this property comprises a spacious lounge and fitted kitchen on the ground floor. The first floor consists of two double bedrooms and the family bathroom. The exterior boasts a rear, private yard, perfect for enjoying the summer months.

Located in the popular town of Gainsborough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Gainsborough Central Railway Station, a variety of local bus routes, and close access to the A631, leading to the A1(M).

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



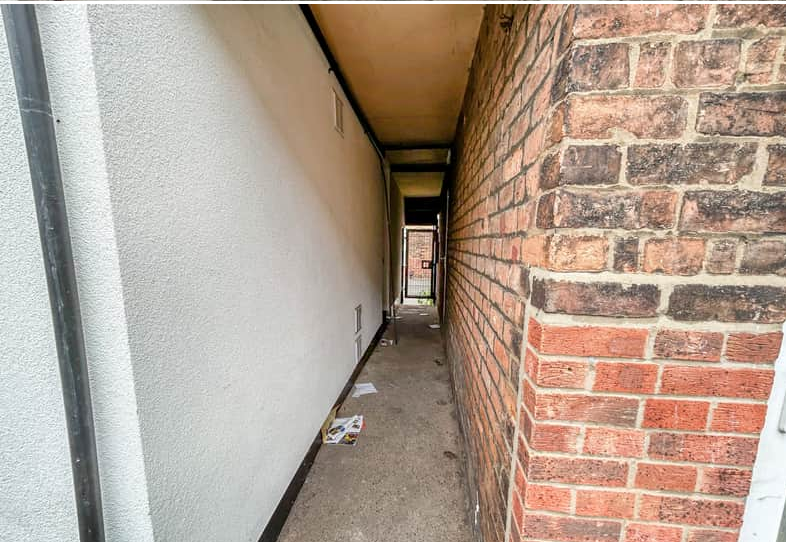


Approx. Gross Internal Floor Area 602 sq. ft / 56.06 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 47 | 87 |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 45 | 84 |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



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