

FOR SALE

MARTIN&CO



Theaker Avenue, Gainsborough

3 Bedrooms, 1 Bathroom, End Terraced

Asking Price Of £109,950

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- Three Bedroom
- End Terraced House
- Large Garden
- Recently Fitted Boiler
- Off-Road Parking

Occupying an attractive corner position, this well-proportioned three-bedroom end-terrace home presents an excellent opportunity for families, first-time buyers and investors alike. Offering generous living accommodation throughout, the property briefly comprises a welcoming entrance hall, spacious lounge, an L-shaped dining kitchen, three well-sized bedrooms, family bathroom and a separate WC. Externally, the home benefits from excellent-sized gardens, providing plenty of outdoor space to enjoy. Further advantages include uPVC double glazing throughout and the recent installation of a modern combination boiler, ensuring improved efficiency and peace of mind for the next owner.

UPVC DOOR TO THE

ENTRANCE HALLWAY Radiator and stairway to the 1st floor.

DINING KITCHEN. 10' 10" x 10' 5 plus 8'0 x 5'8" (3.3m x 3.18m) With range of units to the base and high level. Rolled edge work surface and inset stainless steel single drainer sink unit with mixer tap. Stainless steel oven, 4 ring hob and extractor fan over. Upvc double glazed window to the rear elevation. Plumbing for a washing machine, space for a fridge freezer, upvc double glazed door and window to the side.

LOUNGE. 18' 7" x 10' 8" (5.66m x 3.25m) With upvc double glazed window to the front and rear elevation. Radiator.

LANDING. Cupboard hosting the recently fitted central heating boiler. Radiator and upvc double glazed window to the rear elevation.

BEDROOM 1. 12' 10" x 9' 7" (3.91m x 2.92m) With upvc double glazed window to the front elevation.





Radiator and useful store cupboard.

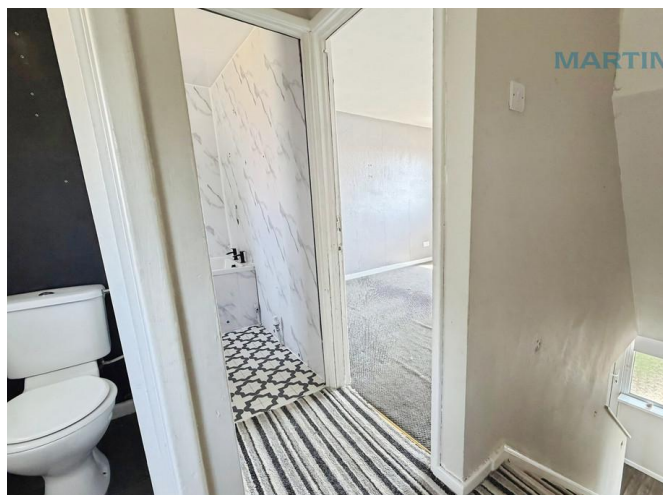
BEDROOM 2. 10' 8" x 9' 6" (3.25m x 2.9m) With upvc double glazed window to the front elevation. Radiator.

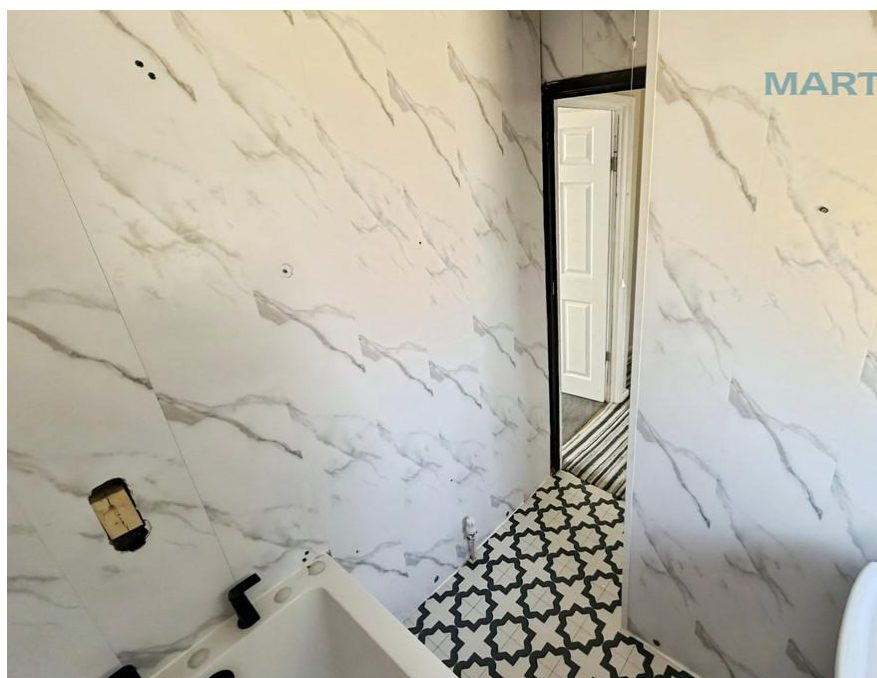
BEDROOM 3. 8' 9" x 7' 8" (2.67m x 2.34m) With upvc double glazed window to the rear elevation. Radiator.

BATHROOM. 2 Piece suite comprising of a wash hand basin and panel bath with shower over. Aqua panel walls, radiator and upvc double glazed window to the rear elevation.

SEPARATE WC. With a low level wc and upvc double glazed window to the rear elevation.

OUTSIDE. The property offers excellent well proportioned family sized gardens mainly laid to lawn. A front and side garden area is also provided.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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