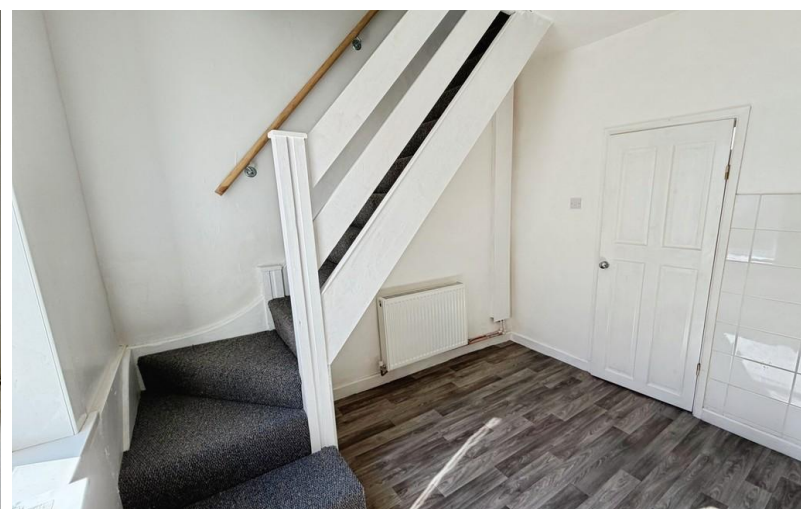
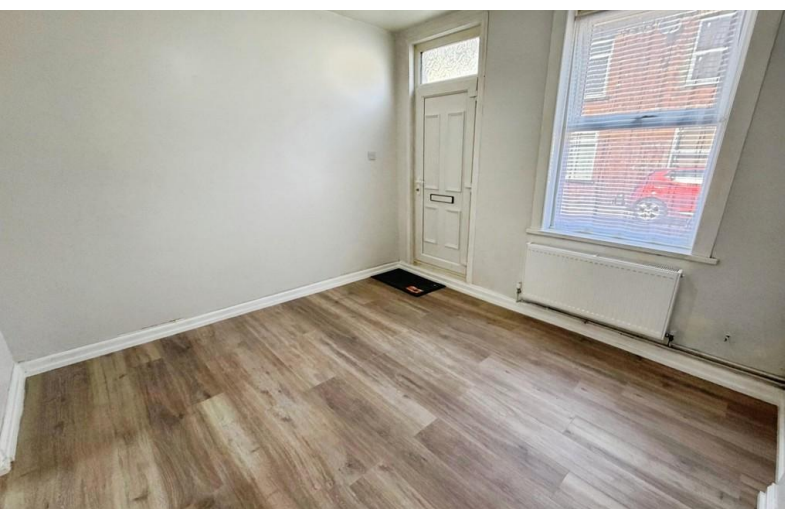


FOR SALE



Linden Terrace, Gainsborough

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £68,500



Linden Terrace, Gainsborough

2 Bedrooms, 1 Bathroom

Asking Price Of £68,500

- Recently renovated terraced house
- Perfect investment opportunity
- Gas Central Heating
- Local Transport Links
- Local Amenities

This one bedroom terraced house is offered for sale in Gainsborough and will appeal particularly to investors. The accommodation includes one reception room, a kitchen, one bedroom and a bathroom, together with an additional attic room. The property has been recently renovated and offers a potential rental income in the region of £550 to £595 per calendar month, subject to market conditions and referencing.

Gainsborough provides a range of local amenities including supermarkets, independent shops and cafés, particularly around the town centre and the Marshall's Yard retail and leisure complex. The town also offers riverside walks along the River Trent and local green spaces such as Mercer Wood and nearby parks.

For transport, Gainsborough Central and Gainsborough Lea Road railway stations provide services to destinations including Lincoln, Retford and Sheffield., offering commuting and leisure links across the region. Bus services operate within the town and to surrounding villages and towns.



Overall, this one bedroom terraced house with attic room represents an investment opportunity in a town with established amenities and transport links.

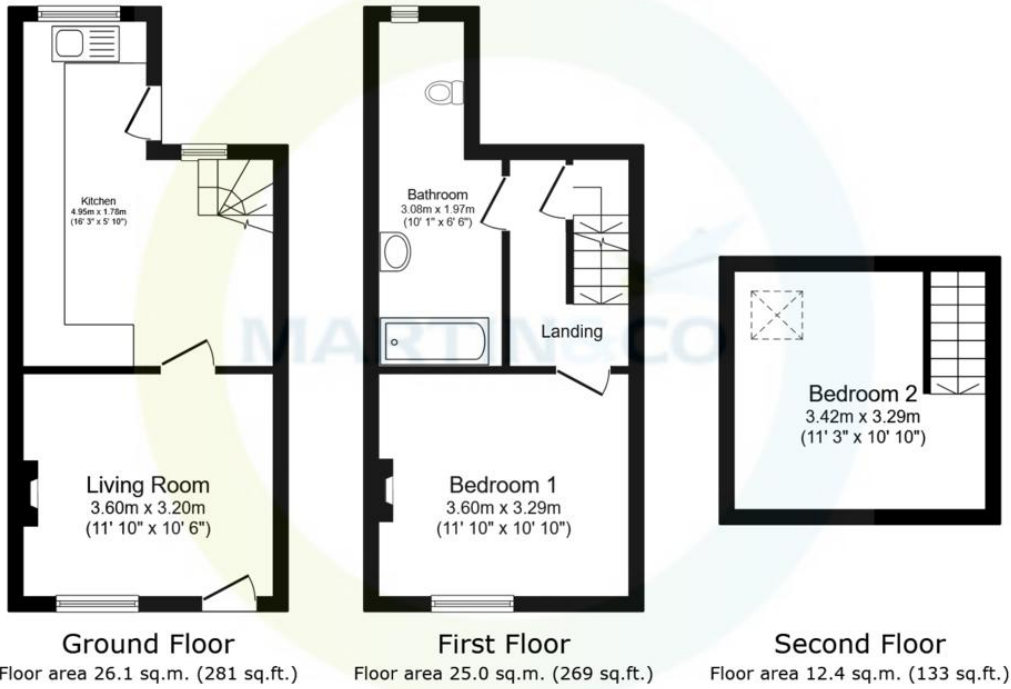




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23 Linden Terrace, Gainsborough, DN21 1JQ



Total floor area: 63.5 sq.m. (683 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

