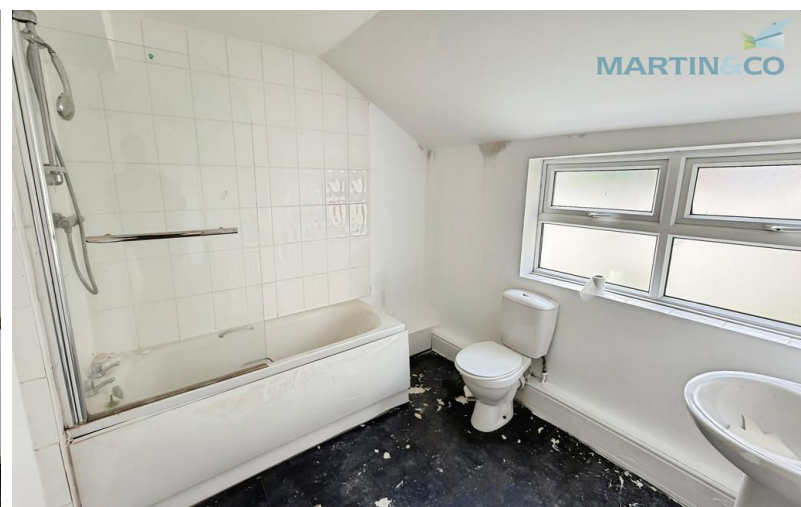


NO CHAIN



Forster Street, Gainsborough

3 Bedrooms, 1 Bathroom, Semi-detached house

Offers In Region Of £107,000



Forster Street, Gainsborough

3 Bedrooms, 1 Bathroom

Offers In Region Of £107,000

- Three-bedroom semi-detached home
- Two spacious reception rooms
- Ground floor bathroom
- Front and rear gardens
- Ideal first-time purchase or buy-to-let investment



Martin & Co are delighted to present this well-proportioned three-bedroom semi-detached home, situated in a well-established residential area of Gainsborough, offering an excellent opportunity for first-time buyers, growing families and buy-to-let investors alike.

Conveniently positioned on Forster Street, the property enjoys easy access to Gainsborough town centre, where an excellent range of shops, supermarkets, cafés and everyday amenities can be found. The property is also well placed for a number of well-regarded primary and secondary schools, regular bus routes and both Gainsborough Central and Gainsborough Lea Road railway stations, providing connections to Lincoln, Sheffield and Doncaster. The town's attractive riverside and the popular Marshalls Yard retail complex are also just a short distance away, offering a variety of shopping, dining and leisure facilities.

Internally, the accommodation offers a practical and versatile layout comprising a welcoming lounge, a separate dining room, fitted kitchen and a ground floor bathroom. To the first floor are three well-proportioned bedrooms, providing comfortable accommodation for families or those requiring additional home office space.

The property further benefits from gas central heating and uPVC double glazing throughout.

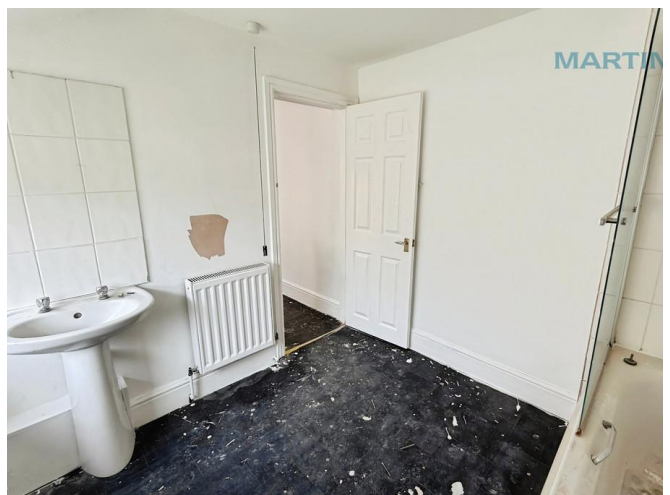
Externally, there are gardens to both the front and rear, providing outdoor space with scope for landscaping or further enhancement.

Offering generous accommodation, a convenient location and excellent potential to personalise, this property represents an ideal purchase for those looking to step onto the property ladder or expand an



investment portfolio.

Early viewing is highly recommended to fully appreciate everything this home has to offer.





%epcGraph_c_1_210%



Martin & Co Gainsborough

Marshall Yard • Beaumont Street • Gainsborough • DN21 2NA

T: 01427 611833 • E: gainsborough@martinco.com

01427 611833

<http://www.martinco.com>



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 for 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.