



Newstead Grove, Fitzwilliam

Offers Over £120,000


MARTIN&CO

Newstead Grove, Fitzwilliam

House - Mid Terrace

3 Bedrooms, 1 Bathroom

Offers Over £120,000

- SPACIOUS THREE BEDROOM END TERRACE
- NO CHAIN
- LOUNGE, KITCHEN, BATHROOM, 3 BEDROOMS
- FRONT AND REAR GARDENS
- OFF STREET PARKING
- IDEALLY LOCATED FOR LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS
- EPC RATING C
- COUNCIL TAX BAND A
- FREEHOLD

Martin & Co are delighted to bring this spacious end of terraced house to the market. This property offers a wonderful opportunity for small families and individuals alike to modernise and refurbish to their chosen specification and style.

The property comprises of a spacious lounge, separate kitchen, house bathroom and 3 good sized bedrooms. Outside, the property features an enclosed front garden with a yard and further lawned area to the rear.

Located in Fitzwilliam, this property is close by to local shops, amenities, and transport links.

Early viewing is highly recommended. The property has no chain so do not miss the opportunity to transform this property into your home!



Living Room
With UPVC double glazed window to the front elevation.
There is a storage cupboard leading off from the living room towards the bathroom.

Kitchen
With UPVC double glazed window to the rear elevation. The kitchen comprises of base and wall cupboards, laminate worktop, stainless steel sink with drainer and matching taps.

Hallway
With UPVC composite front door downstairs and UPVC double glazed window to the side elevation upstairs.

Bathroom
With frosted UPVC double glazed window to the rear elevation. The bathroom suite comprises of a toilet, sink and bath.

Bedroom
With UPVC double glazed window to the rear elevation.


Bedroom
With UPVC double glazed window to the rear elevation.
There is a storage cupboard which houses a hot water tank.


Bedroom
With UPVC double glazed window to the front elevation and storage cupboard.

Outside
The outside comprises of a pebbled area at the front with seating area. The rear comprises of a small yard and shed extending to off street parking and rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	71	84
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC 



Ground Floor



Floor 2



Approximate total area⁽¹⁾

734 ft²
68.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

