GUIDE PRICE

£135,000

Yarmouth Avenue

Grantham, NG31

EPC - TBC Council Tax Band - A

PROPERTY SUMMARY

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Secure My Sale Estate Agents are delighted to bring this two bedroom semi-detached property to the market. Nestled on Yarmouth Avenue in the charming town of Grantham, this house presents a wonderful opportunity for those looking to invest or someone looking to put your own stamp on a property. With two spacious bedrooms and a reception room, the property offers a comfortable and adaptable living space, ready to be shaped to suit your own taste.

The property offers great scope for some cosmetic updating, giving you the chance to add your own personal touches and make it truly your own. A long driveway provides ample off-street parking for multiple vehicles, complemented by a convenient car port, a practical addition for families or when hosting guests.

A particular highlight of this property is the garden, which enjoys plenty of natural sunlight, making it a lovely space for outdoor activities or simply relaxing outdoors. It offers a blank canvas for keen gardeners or anyone looking to create their own peaceful retreat.

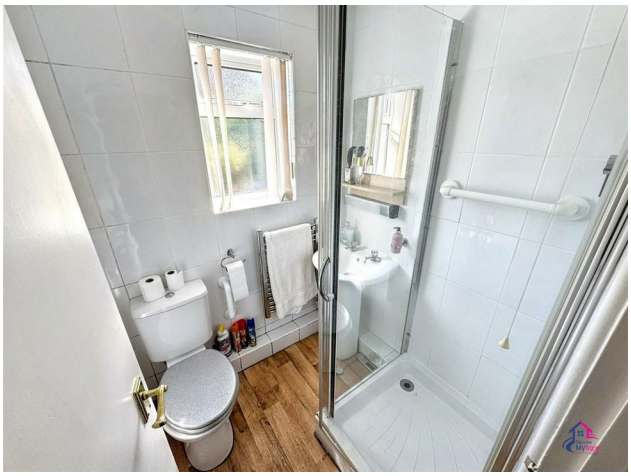
Situated in a quiet area, the property is conveniently placed close to local amenities, ensuring everyday essentials are within easy reach. A short walk also takes you into the town centre, home to a range of shops, cafes, and services.

This two-bedroom semi-detached house on Yarmouth Avenue is well suited to investors or individuals looking to add their own personal touch. With its potential and convenient location, it represents a genuinely appealing opportunity.

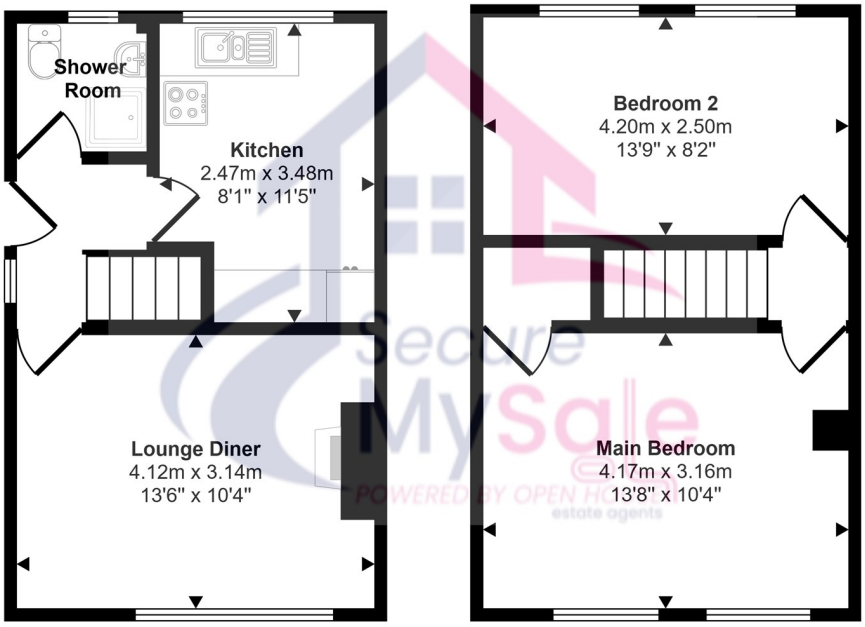
Don't miss the chance to make this delightful property your own!

Contact us to book a viewing now.

Your dream home awaits on Yarmouth Avenue...



Approx Gross Internal Area
56 sq m / 606 sq ft



Ground Floor
Approx 28 sq m / 299 sq ft

First Floor
Approx 28 sq m / 306 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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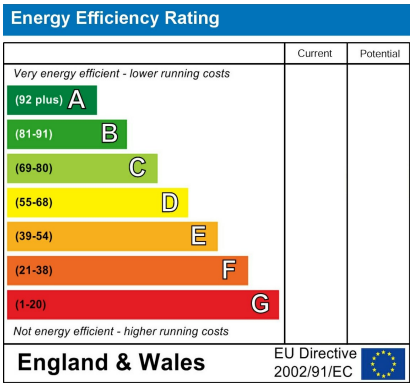

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the

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