



Sunningdale Way
Gainsborough
Lincolnshire
DN21 1JE

Offers in Excess of £173,000

bettermove

Sunningdale Way

Gainsborough

Bettermove are proud to present this modern 4 bedroom end of terrace house in Gainsborough available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the garage and driveway. The council tax band is C.

This is a leasehold property with 136 years remaining on the lease; the ground rent is £200 per annum and the service charge is £120 per annum.

The interior of this well presented property comprises a spacious and open plan living room with dining area, the fitted kitchen and convenient WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The second floor hosts the master bedroom with an ensuite bathroom and dressing room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

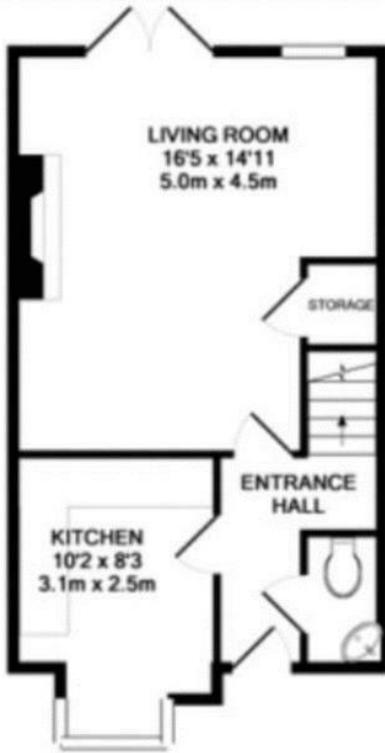
Located in the popular town of Gainsborough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Gainsborough Train Station, the A631 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

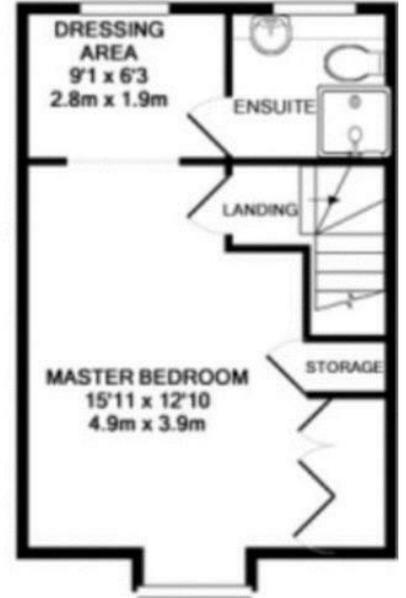




GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1101 SQ.FT. (102.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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