



Arnold Avenue
Gonerby Hill Foot
Grantham
Lincolnshire
NG31

Offers In Excess Of £190,000

bettermove

Arnold Avenue Grantham

Bettermove are proud to present this 3 bedroom semi-detached house in Gonerby Hill Foot.

This property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is B.

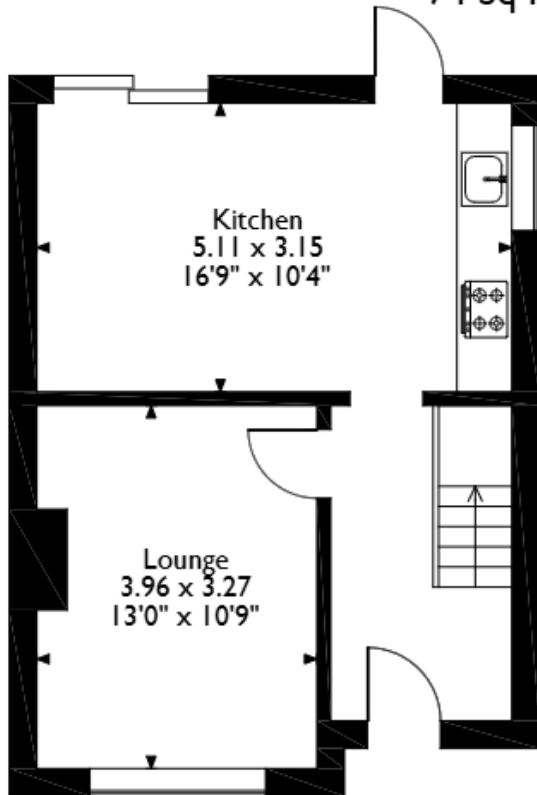
The interior of this property comprises a spacious living room and fitted kitchen/dining area on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Gonerby Hill Foot, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Grantham train station (2.0 miles), variety of bus routes and the A1.

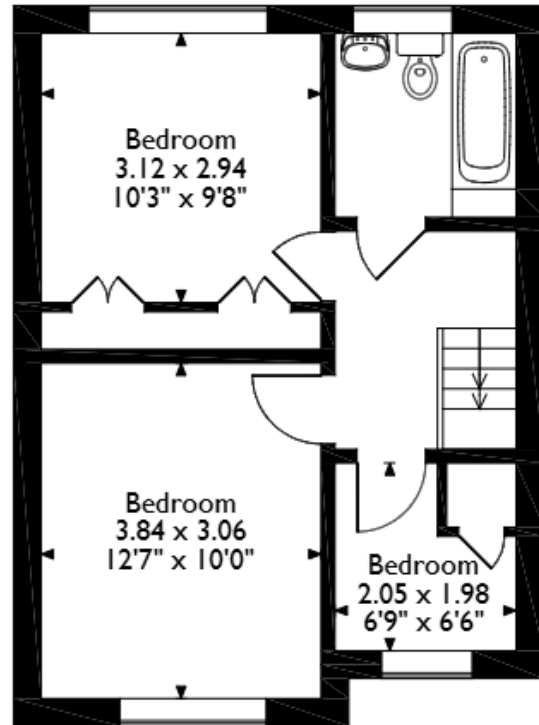
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Arnold Avenue, Gonerby Hill Foot, Grantham, Lincolnshire
Approximate Gross Internal Area
74 Sq M/796 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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