



Pygott
& Crone

7 George Street
Grantham, Lincolnshire, NG31 6QL

Guide Price
£80,000

3 Bedroom Terraced House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Spacious Terraced Home
- Modernisation & Upgrading Required Throughout
- 3 Bedrooms
- Lounge, Dining Room, Kitchen
- Courtyard
- Bathroom & a separate Toilet
- Reservation Fee Payable
- EPC Rating - E, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 7 George Street, Grantham, Lincolnshire, NG31 6QL](#)



Overview

Attention investors and buyers seeking a project, this spacious three-bedroom terraced home offers over 1,100 sq ft of accommodation and presents an excellent opportunity for refurbishment and value enhancement. Ideally positioned in the heart of Grantham town centre, the property is just a short walk from Grantham railway station, providing a direct rail link to London King's Cross in approximately one hour, making it particularly attractive for commuters and buy-to-let investors alike.

Grantham itself offers a wide range of amenities including shops, supermarkets, well-regarded primary and secondary schools including both grammar schools, as well as a variety of restaurants, bars, cafés, a cinema and healthcare services, all within easy reach of the property.



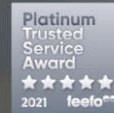
The accommodation is generously proportioned throughout and is accessed via a shared passageway leading into an entrance hall. From here, the ground floor provides a lounge, a separate dining room and a kitchen, offering a flexible layout with scope for reconfiguration if desired. To the first floor are two well-sized double bedrooms and a family bathroom, with the primary bedroom benefitting from access to a separate WC. A further third bedroom is located within the attic space, adding to the overall versatility of the home.

Externally, the property enjoys a courtyard-style rear garden, providing a low-maintenance outdoor space with potential for improvement. The property does require modernisation throughout, offering buyers the chance to create a home tailored to their own tastes or maximise rental or resale value.

Offered for sale with a starting price of £80,000 via the Modern Method of Auction, terms and conditions apply. Early viewing is strongly recommended to appreciate the potential on offer. Contact Pygott & Crone today to arrange your viewing.

Agents Note: Number 8 George Street does have a right of way access over the rear garden to access the shared passage.





Book your free,
property valuation.



24/7 Customer Service



£0 Upfront Fees to Pay



On average, 98% of asking price achieved

George Street, Grantham, NG31

Approximate Area = 1103 sq ft / 102.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1446708

BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Location



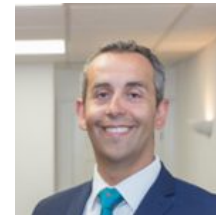
Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Ahmed Jilil
Financial Services Director

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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7 George Street, Grantham
is on the market with our Grantham branch

23 Watergate, Grantham NG31 6NS

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