



3 Fourth Avenue
Grantham, Lincolnshire, NG31 9TS

Guide Price
£120,000

3 Bedroom Semi-Detached House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Semi-Detached Property
- 3 Bedrooms
- Lounge, Kitchen & Downstairs Bathroom
- Enclosed & Well Proportioned Rear Garden
- Driveway
- Gas Central Heating
- EPC Rating - D, Council Tax Band -B

[Click here to access the Energy Performance Certificate for 3 Fourth Avenue, Grantham, Lincolnshire, NG31 9TS](#)



Overview

For Sale by Modern Method of Auction – Starting Bid £145,000 - T & C's Apply

Situated on the outskirts of Grantham, this three-bedroom semi-detached home offers well-proportioned accommodation and excellent access to a wide range of local amenities, all within walking distance.

The centre of Grantham provides an extensive selection of facilities including shops, supermarkets, primary and secondary schools, restaurants, bars, cafés, a cinema, healthcare services, and the train station with a direct line to London Kings Cross in approximately one hour — ideal for commuters.

The accommodation briefly comprises an Entrance Hall, Lounge, Kitchen and Downstairs Bathroom. To the first floor, the Landing leads to three Bedrooms.



Externally, the property benefits from a driveway to the front providing off-road parking, together with a well-proportioned enclosed rear garden featuring gated side access — perfect for families, entertaining, or those seeking outdoor space.

Further benefits include Gas Central Heating and Double Glazing throughout.

This property is offered for sale by the Modern Method of Auction with a starting bid of £145,000, presenting an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a home.

Call Pygott & Crone NOW to arrange your viewing!

Agent's Note: We have been advised by the vendor that the property is currently let on an AST and the tenant has been served with a Section 21 Notice with the property being sold with vacant possession. The buyer will need to confirm with their solicitor regarding vacant possession and dates.





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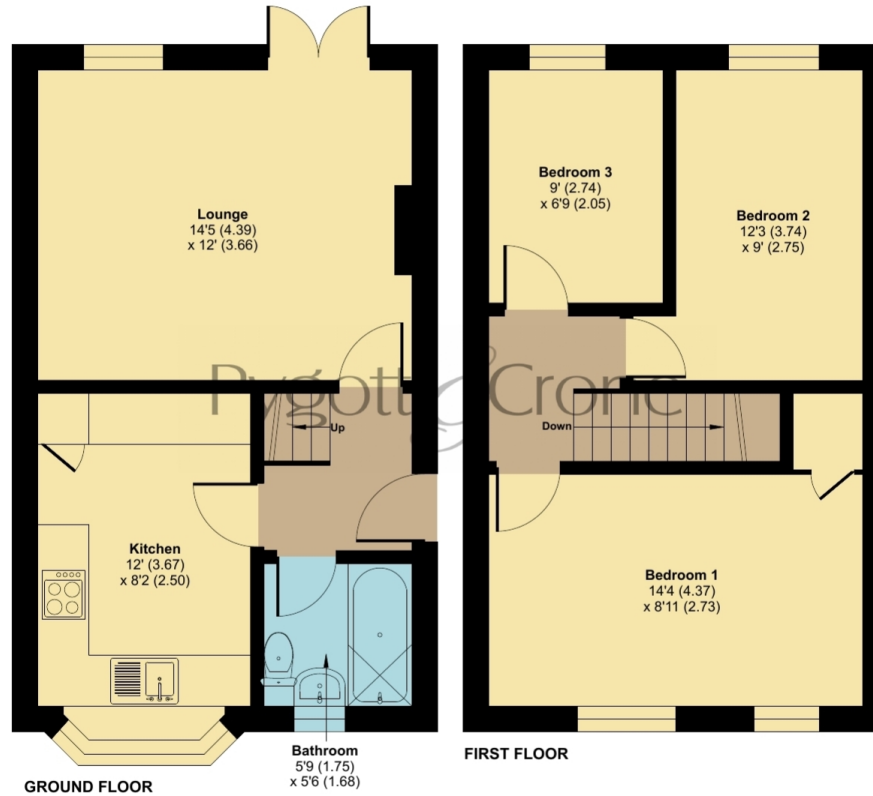
- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved



Fourth Avenue, Grantham, NG31

Approximate Area = 714 sq ft / 66.3 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1417264

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](#)



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Financial Services Director

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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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3 Fourth Avenue, Grantham
is on the market with our Grantham branch

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01476 591414