



106 Victoria Street
Grantham, Lincolnshire, NG31 7BW

£130,000

2 Bedroom Terraced House

- Freehold
- Spacious Terraced Home
- Beautifully Well Presented Throughout
- 2 Double Bedrooms + Attic Room
- Lounge, Dining Room, Kitchen
- Downstairs Bathroom & En-Suite Shower Room
- Move in Ready Home
- Close by Amenities
- No Onward Chain
- EPC Rating - D, Council Tax Band - A

Click here to access the Energy Performance Certificate for 106 Victoria Street, Grantham, Lincolnshire, NG31 7BW



Overview

Beautifully Well Presented 2/3 Bedroom, Spacious Terraced Home

Situated on the outskirts of Grantham town centre, this beautifully presented and well-maintained home offers spacious and versatile accommodation within easy walking distance of the town and its excellent amenities. A local convenience shop is located at the bottom of the street, and the property benefits from superb transport links with direct access to the A1, making it ideal for commuters.

Grantham town centre provides a wide range of facilities including shops, supermarkets, primary and secondary schools including both grammar schools, restaurants, bars, cafés, a cinema, healthcare services and a train station with a direct line to London King's Cross in approximately one hour.



The accommodation briefly comprises a welcoming lounge leading through to an inner hall, a separate dining room which opens into the kitchen creating an ideal space for entertaining, and a downstairs bathroom. To the first floor, the landing gives access to two generous double bedrooms, with the primary bedroom benefiting from its own en-suite shower room. A further staircase rises to the attic room, currently used as a well-proportioned third bedroom, offering flexible additional space.

The property also benefits from gas central heating and double glazing throughout. Offered to the market with no onward chain, this is an excellent opportunity for buyers seeking a home that is ready to move straight into while remaining conveniently positioned for both local amenities and commuting links.

Agent's Note: We have been advised by the vendor that the property is currently let on an AST; the landlord is willing to serve the tenants with a Section 21 Notice after a sale has been agreed if required. The buyer will need to confirm with their solicitor regarding vacant possession and dates.







Victoria Street, Grantham, NG31

Approximate Area = 975 sq ft / 90.5 sq m

Limited Use Area(s) = 184 sq ft / 17 sq m

Total = 1159 sq ft / 107.5 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 2025. Produced for Pygott & Crone. REF: 1418789



Location



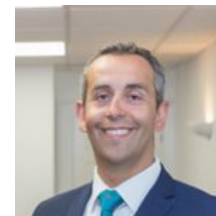
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