

2 Bed End Of Terrace In Marshalls Rise Gainsborough, Gainsborough, DN21  
2HL

£39,000





## SHORT DESCRIPTION

Property Ref: 16908 2 BEDROOM END OF TERRACE HOUSE | GARDEN | OFF-STREET PARKING | WELL PRESENTED HOME - MARSHALLS RISE, GAINSBOROUGH. Situated on Marshalls Rise, Gainsborough, Lincolnshire, this well-maintained two-bedroom end-of-terrace house offers a practical and comfortable living space, ideal for first-time buyers, couples, or investors. The property provides approximately 66 sq m of accommodation arranged over two floors and benefits from a rear garden together with off-street parking. Constructed with a traditional cavity brick design, the property features attractive pointed brickwork elevations, a pitched roof with concrete tile coverings, suspended concrete flooring, and modern uPVC double-glazed windows throughout. Upon entering, the ground floor welcomes you with a hallway providing access to the main living areas. The accommodation includes a separate WC, a fitted kitchen offering space for everyday cooking needs, and a spacious reception room providing a comfortable area for relaxing and entertaining. The first floor comprises two well-proportioned bedrooms along with a family bathroom, creating a functional layout suitable for modern living. Externally, the property benefits from a rear garden, providing outdoor space for relaxation or recreation. An off-street parking space adds further convenience. The property is well-maintained and offers a great opportunity for those looking for a modern, manageable home in a popular residential location. Key Features: Two-bedroom end-of-terrace house Approximate gross internal area of 66 sq m Spacious reception room Fitted kitchen Ground floor WC First-floor family bathroom uPVC double glazing throughout Traditional cavity brick construction Pitched tiled roof Rear garden Off-street parking Well-presented and maintained property Suitable for first-time buyers or an investment opportunity Location: Marshalls Rise, Gainsborough, Lincolnshire, DN21. Property Type: End of Terraced Full selling price: £130,000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 30% Share price: £39,000.00 Monthly rent based on 30% share: £255.49 Remaining lease (In Years): 84 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £545.16 Council tax band: A EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

Bed Room(s)

1

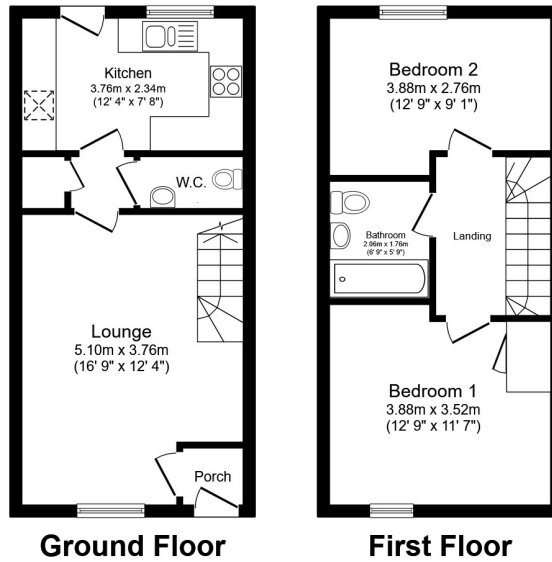
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 66.3 sq.m. (714 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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