

## 11 Commercial Road, Grantham


£125,000 Freehold

NO CHAIN - Viewing by appointment only! • Walking distance to Grantham train station • Spacious lounge with feature staircase • Modern fitted kitchen with cooker, hob, and extractor • Space for fridge freezer and washing machine • Contemporary ground floor shower room • Two double bedrooms upstairs • Attractive decked courtyard garden • Permit parking available nearby • Ideal for commuters, first-time buyers, or investors

**Contact Us**

[www.walters-property.com](http://www.walters-property.com) 

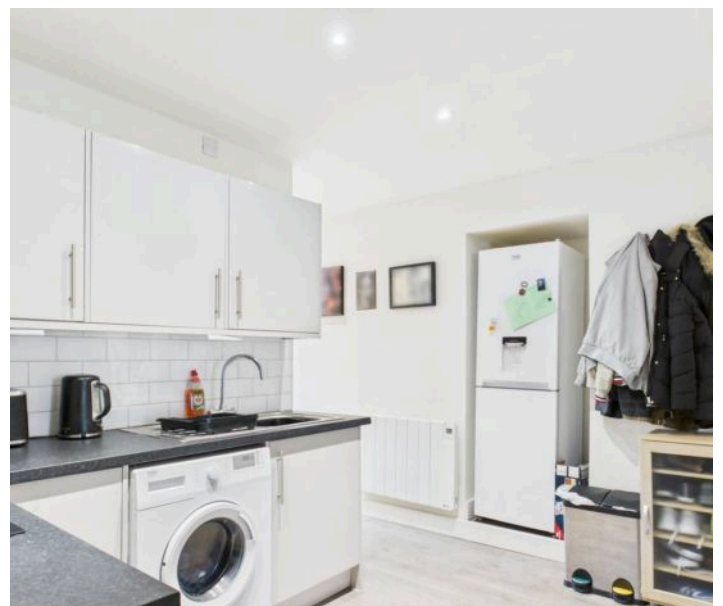
[chris@walters-property.com](mailto:chris@walters-property.com) 

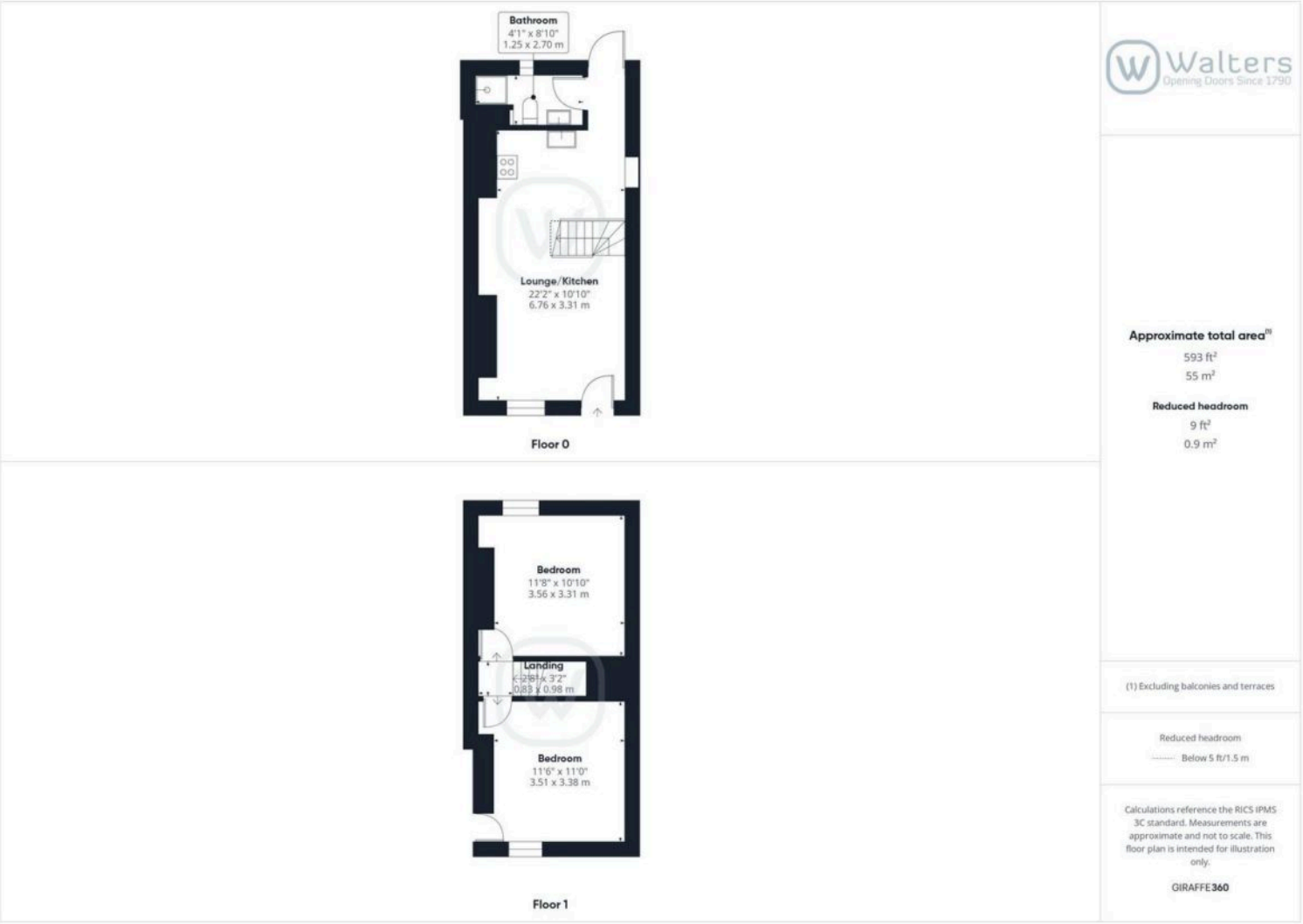
01476 856356 











You can include any text here. The text can be modified upon generating your brochure.





Modernised two-bed home near Grantham train station with open-plan living, stylish kitchen, decked garden, and permit parking. Perfect for commuters or investors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO CHAIN - Viewing by appointment only!
- Walking distance to Grantham train station
- Spacious lounge with feature staircase
- Modern fitted kitchen with cooker, hob, and extractor
- Space for fridge freezer and washing machine
- Contemporary ground floor shower room
- Two double bedrooms upstairs
- Attractive decked courtyard garden
- Permit parking available nearby
- Ideal for commuters, first-time buyers, or investors

## **Additional Services**

Navigating the intricacies of buying or selling a house can be daunting, with numerous tasks demanding attention. Simplify the process by entrusting us to guide you through it. We offer a range of essential services, including connecting you with reputable mortgage brokers, experienced solicitors for legal matters, and dependable removal firms for a seamless transition. Our aim is to alleviate the complexities and uncertainties, allowing you to focus on the excitement of your new journey with confidence and peace of mind.

### **Mortgage Brokers**

Securing the right mortgage is essential when buying a home, and we're here to help. Through our network of trusted third-party mortgage brokers, we connect you with professionals who specialise in finding the best deals. With personalised advice and access to competitive rates, we simplify the mortgage process, ensuring you make informed decisions that align with your financial goals. Let us streamline your mortgage search, guiding you toward homeownership with confidence.

### **Solicitors**

Finding the right solicitor is essential for a smooth property transaction, and we're here to assist. Our network of reputable third-party solicitors specialises in property law, providing expert guidance tailored to your needs. From beginning to end, they ensure legal compliance and protect your interests throughout the process. Let us simplify the legal aspects of your property transaction, ensuring a seamless experience from start to finish.

### **Removals**

Arranging reliable removal services is crucial when moving house, and we're here to simplify the process. Through our trusted network of third-party removal firms, we connect you with professionals who ensure a smooth transition. From packing to transportation, they handle every aspect efficiently, giving you peace of mind during this significant change. Let us streamline your moving experience, ensuring a hassle-free transition to your new home.



---

## About Walters Property

Welcome to Walters, where the legacy of over 230 years of excellence meets the contemporary dynamism of a forward-thinking estate agency. Our enduring commitment to traditional values and service is the cornerstone of our business, providing a foundation of trust and reliability that has withstood the test of time. At Walters, we understand the importance of embracing modern trends while preserving the essence of our longstanding heritage.

## Are you ready to take the next steps?

If you have any further questions, or if you would like to take the next steps, please feel free to contact me anytime

A photograph of a man with a beard and short brown hair, wearing a grey checkered blazer over a white shirt and a dark tie. He is standing in front of a light blue door with a white frame. The door has a semi-circular window above it with a white metal grille. On either side of the door is a small potted tree in a grey pot. The background is a light blue wall with a white door handle and a small light fixture.

CHRIS  
WOLFF

chris@walters-property.com  
01476 856 356



