

TWO BEDROOM MID TERRACE TOWN HOUSE



**4 BLACKSMITHS CLOSE EPWORTH,
£157,500**

A wonderful opportunity for a first time buyer to acquire a 2 bedroom mid terrace located in the very popular historic market town of Epworth. Briefly comprising hallway, downstairs cloakroom, kitchen and lounge. Two bedrooms and a bathroom. Parking for one vehicle. To the rear of the property there is an enclosed garden with pathway and a fence boundary. The property is well placed for all local amenities and local motorway networks. Viewing is a must as this is an ideal first time buyer opportunity or buy to rent! Contact agents for viewing.

THE PROPERTY

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CANOPIED ENTRANCE DOOR Leading into hallway with laminate floor. Radiator.



WC Front facing window. Low level pedestal WC and hand wash basin with tiled splashbacks. Radiator.

KITCHEN 10' 11" x 5' 5" (3.336m x 1.666m) Front facing window. Fitted base and wall units to include drawers. Work top incorporating four ring chrome hob with extractor over. Stainless steel one and half bowl single drainer sink with mixer tap and tiled splash backs. Washing machine and fridge freezer. Tiled floor. Radiator.



LIVING ROOM 14' 11" x 12' 2" (4.571m x 3.715m) Rear facing French doors with glass side screens. Laminate floor. Built in storage. Modern electric fire with surround. Television point. Radiator.



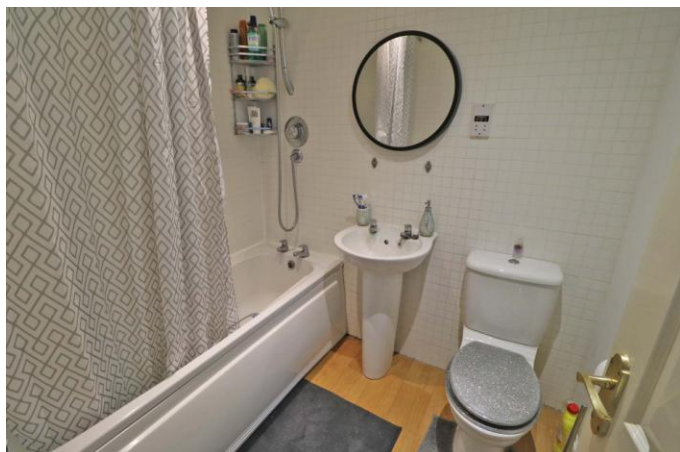
BEDROOM 1 12' 4" x 9' 9" (3.777m x 2.992m) Rear facing window. Television point. Radiator.



BEDROOM 2 12' 1" x 8' 10" (3.708m x 2.717m) Front facing windows. Built in storage. Radiator.

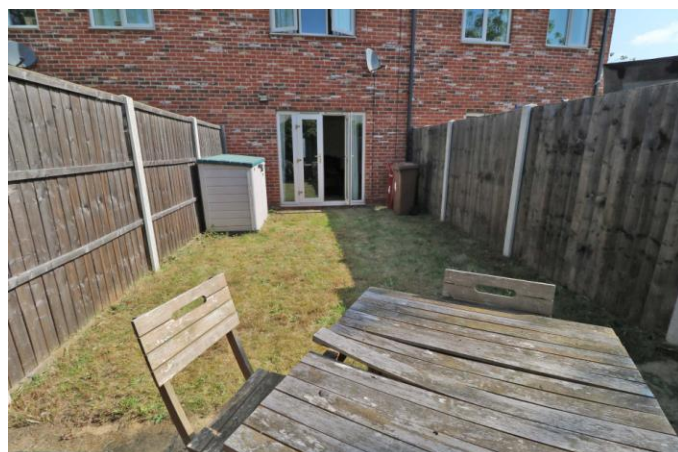
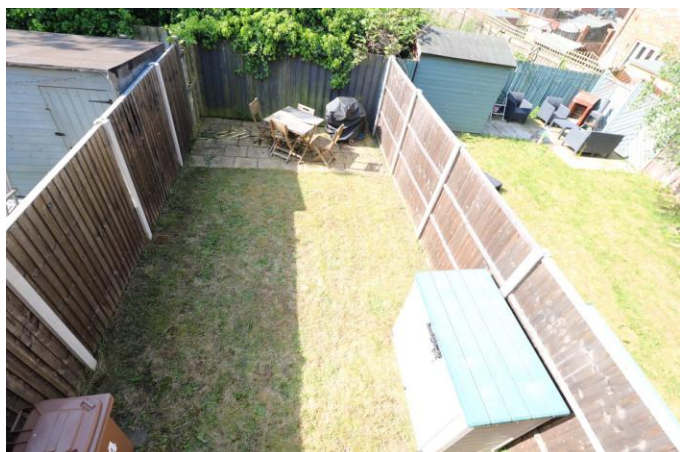


BATHROOM 6' 7" x 5' 5" (2.014m x 1.666m) White suite comprising low level hand wash basin and WC. Bath with shower over. Tiled walls. Shaver point. Laminate floor. Heated rail. Ceiling spotlights



OUTSIDE

To the front of the property there is off road parking for one vehicle with a shrub garden display beneath the window. To the rear there is a lawned garden with pathway all enclosed by a fenced boundary.



The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

Misrepresentation

Keith Clough give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers of tenants should not rely on them as statements or representations of fact, but they must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Keith Clough has authority to make or give representations or warranty in relation to the property.