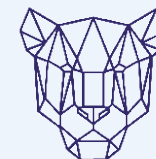




**GUIDE PRICE £140,000**

303 Ashby Road, Scunthorpe,  
North Lincolnshire, DN16 2AB



**PANTERA  
PROPERTY**

# Incredible Investment Opportunity on a Generous Plot

Pantera Property are delighted to offer to the market, a spacious three-bedroom semi-detached house. The property benefits from off street parking, a single garage and a generous rear garden set in a plot size of approximately 0.17 acres.

The property is located on Ashby Road and is conveniently within walking distance to Ashby High Street, nearby to the popular Pods Leisure Centre and many other local amenities, schools, transport links and Scunthorpe town centre.

- Sold as seen
- Freehold
- No onward chain
- Off street parking
- Opportunity to add value



x2



x3



x2

## Additional Information

### Local Authority

North Lincolnshire Council

### Council Tax

Band = B

### Tenure

Freehold

### Size

1,217 sq ft



# Floor Plan

This two-story floor plan includes three bedrooms, a lounge, a kitchen and dining room, a utility room, bathroom and shower room all within 1,217 sq. ft.



Total area: approx. 113.1 sq. metres (1217.9 sq. feet)

Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.

303 Ashby Road



## Viewing

Viewing highly recommended, please contact Amy at Pantera Property to arrange at **0330 118 6610**.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.