



28 Marsh Way, North Cotes, Lincolnshire, DN36 5XJ
£95,000

Key Features:

- Two Bedroom End Terrace Property
- North Cotes Village - Ex RAF Base
- Extended Living Room
- Modern Dining Kitchen
- Loft Room
- No Forward Chain
- Ideal Investment/First Time Buy

Located on the former RAF base in the coastal village of North Cotes, a two bedroom end of terrace property offered for sale with no forward chain. The accommodation offers a spacious open plan living room, modern fitted kitchen, two bedrooms, bathroom, and a versatile loft room. Gardens to the front and rear. An ideal first time purchase or rental investment.



DINING KITCHEN

Comprising a large range of white gloss units, work surfaces incorporating a breakfast bar, ceramic sink, built-in oven/grill, electric hob, integrated fridge/freezer, and space for further appliances. Understairs storage cupboard. Dual aspect windows and entrance door.

LIVING ROOM

With French doors opening onto the garden, side aspect window, velux windows, and staircase to the first floor.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

To rear aspect, with a built-in storage cupboard housing the gas central heating boiler. Staircase to the loft room.

BEDROOM 2

To front aspect.

BATHROOM

Fitted with a pedestal basin, wc and panelled bath with shower attachment.

LOFT ROOM

11'1" x 9'0" (3.39 x 2.76)

Versatile loft space with velux window, and storage into eaves.

TENURE

Freehold

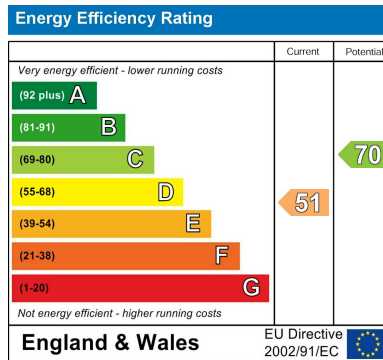
COUNCIL TAX BAND

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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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