



25 Caenby Road
Scunthorpe, DN17 2EW
£95,000

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**** NO CHAIN ** Absolutely ideal for a first time buyer or investor, brought to the market by Bella Properties is this deceptively spacious three bedroom semi detached property located on Caenby Road, in Scunthorpe. With two reception rooms, three good sized bedrooms all with built in storage and a utility, this home comes with huge potential for any buyer to put their own stamp on.**

Close to local amenities including shops, restaurants, schools and transport links, this property comprises the entrance hall, living room, dining room, kitchen and utility on the ground floor, with the landing, three bedrooms, bathroom and W/C on the ground floor. Externally, there are lawned gardens to both the front and rear.

Viewings are now available for this property!



Hall 3'10" x 10'2" (1.17 x 3.1)

Entrance to the property is via the front uPVC door and into the hallway. Internal doors lead to the dining room and living room, and carpeted stairs lead to the first floor accommodation.

Living Room 18'4" x 10'2" (5.59 x 3.12)

Coving to the ceiling, central heating radiator and uPVC windows facing to the front and rear of the property. Includes electric fireplace on brick surround.

Kitchen

Base height and wall mounted units with complimentary counters, splashbacks, integrated sink and drainer and space and plumbing for washer. Internal doors lead to storage cupboard and utility. Central heating radiator and uPVC window faces to the front of the property.

Utility 9'5" x 4'11" (2.89 x 1.52)

Space and plumbing for white goods, central heating radiator and rear door giving external access.

Dining Room 8'6" x 10'7" (2.6 x 3.24)

Coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

Landing

Internal doors lead to all three bedrooms, bathroom, W/C and storage cupboard. uPVC window faces to the rear of the property.

Bedroom One 12'4" x 10'7" (3.77 x 3.25)

Coving to the ceiling, central heating radiator and built in storage. uPVC window faces to the front of the property.

Bedroom Two 11'7" x 8'8" (3.54 x 2.65)

Central heating radiator, built in storage and uPVC window facing to the front of the property.

Bedroom Three 8'10" x 6'8" (2.7 x 2.04)

Central heating radiator, built in storage and uPVC window facing to the rear of the property.

Bathroom 6'2" x 5'5" (1.89 x 1.66)

Tiled walls with central heating radiator and uPVC window facing to the side of the property. A two piece suite consisting of toilet and bathtub with overhead electric shower.

W/C 4'7" x 2'5" (1.42 x 0.74)

Toilet with uPVC window facing to the rear of the property.

External

To the front of the property is a lawned garden. Access to the rear is down the side of the property where you will find a further lawned garden with wooden storage shed.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Ground Floor
Approx. 42.9 sq. metres

First Floor
Approx. 41.3 sq. metres

Total area: approx. 84.3 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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