



11 Conference Court
North Lincolnshire, DN16 3SZ
£114,950

Bella
properties

**** NO CHAIN ** Absolutely ideal for a first time buyer or investor, located in the sought after Bottesford area of Scunthorpe, Bella Properties welcomes to the market this two bedroom terrace home located on Conference Court. Ready for any buyer to put their own stamp on, this home comprises the entrance porch, lounge and kitchen on the ground floor, with the landing, two bedrooms and bathroom on the first floor. Externally, there are low maintenance gardens to both the front and rear with a garage for outside storage.**

Close to local amenities including good schools, restaurants, shops and transport links, viewings are available immediately!



Entrance 4'1" x 3'4" (1.26 x 1.03)

Entrance to the property is via the front door and into the porch. Internal door leads to the lounge.

Lounge

Carpeted with coving to the ceiling, central heating radiator, gas fireplace set on marble and wood effect surround and uPVC window facing to the front of the property. Internal door leads to the kitchen, and carpeted stairs lead to the first floor accommodation.

Kitchen 11'8" x 12'0" (3.57 x 3.66)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window and door to the rear of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer with space and plumbing for white goods.

Landing 8'7" x 2'9" (2.63 x 0.84)

Internal doors lead to the two bedrooms and bathroom.

Bedroom One 9'7" x 11'8" (2.93 x 3.57)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

Bedroom Two 8'11" x 11'9" (2.73 x 3.59)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

Bathroom 4'10" x 8'7" (1.48 x 2.63)

Vinyl effect flooring with coving to the ceiling and central heating radiator. A three piece suite consisting of toilet, sink and bathtub with overhead shower.

External

To the front of the property is a lawned garden. The rear is mainly patio with Astroturf, and a garage for outdoor storage.

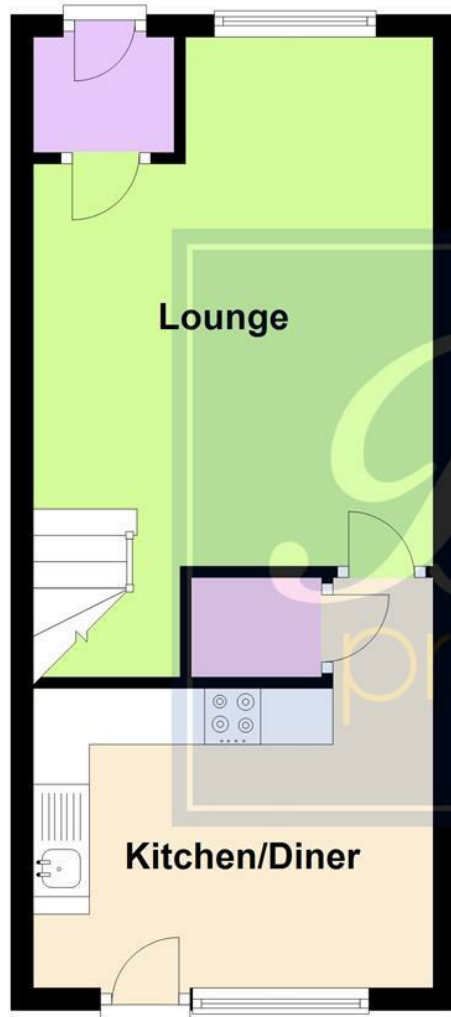
Disclaimer

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.