



4 Cathedral Court  
Scunthorpe, DN17 1HZ  
£110,000

*Bella*  
properties

**\*\* Ideal for Investors or First Time Buyers! \*\***

Bella Properties welcomes to the market for sale this two bedroom terraced house situated in the always popular Ashby area of Scunthorpe. A perfect investment or first time buyer opportunity, this property briefly comprises of the entrance porch, living room and kitchen on the ground floor, with the landing, two bedrooms and bathroom to the first floor. Externally, there are low maintenance gardens to both the front and rear.

Viewings are available immediately and come highly recommended to appreciate this home.



**Porch**

3'2" x 3'0" (0.98 x 0.92)

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

**Living Room**

13'6" x 11'10" (4.13 x 3.61)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Carpeted stairs lead to the first floor accommodation.

**Kitchen**

8'7" x 11'10" (2.62 x 3.61)

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

**Landing**

6'6" x 5'10" (1.99 x 1.79)

Internal doors lead to the two bedrooms and bathroom.

**Bedroom One**

11'10" x 6'7" (3.61 x 2.01)

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

**Bedroom Two**

8'8" x 11'10" (2.65 x 3.62)

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

**Bathroom**

6'6" x 5'7" (1.99 x 1.72)

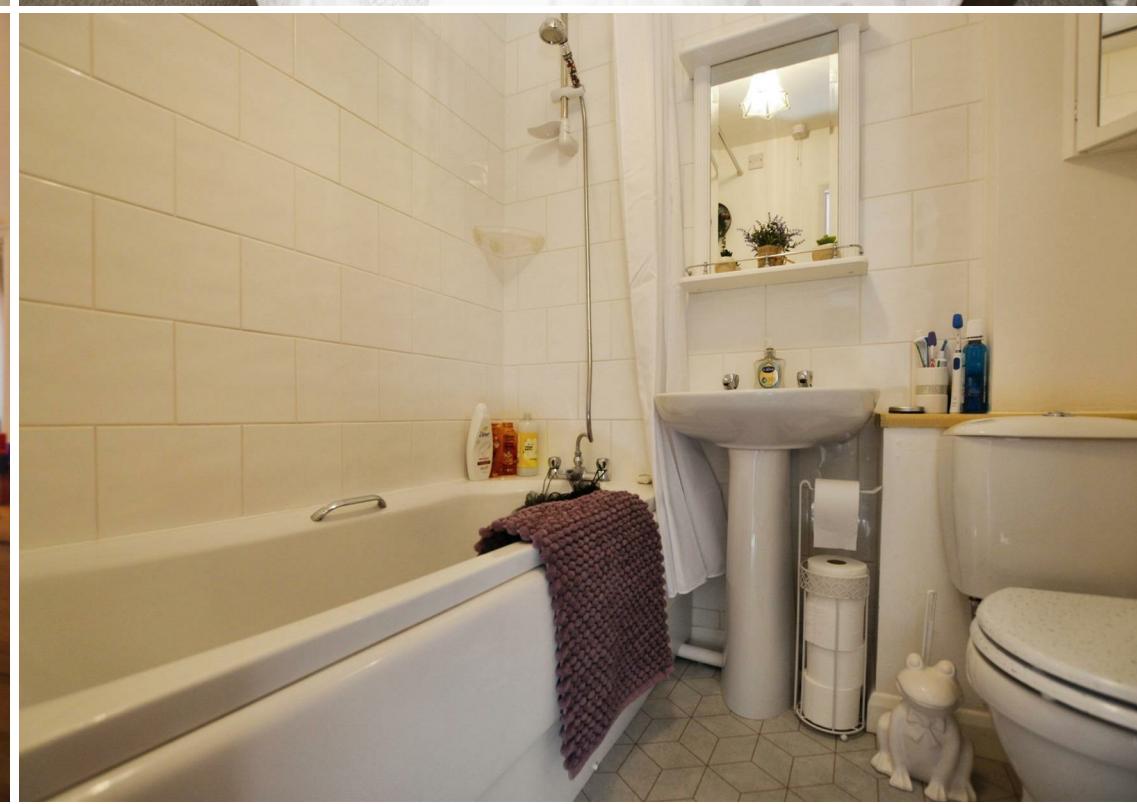
Vinyl effect flooring with tiled walls and central heating radiator. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

**External**

To the front of the property is a lawned garden with a pathway to the front of the property. To the rear is a low maintenance garden.

**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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		88
(81-91)	B		67
(69-80)	C		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**Total area: approx. 50.5 sq. metres (543.8 sq. feet)**

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 advisor 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.