



15 Cathedral Court
Scunthorpe, DN17 1HZ
£79,950

Bella
properties

**** NO CHAIN ** ** GREAT INVESTMENT OR FIRST TIME BUYER OPPURTUNITY**** Bella Properties brings to the market for sale this one bedroom first floor flat located in the always popular Ashby area in Scunthorpe. This property is close to local amenities including schools, pubs, shops and transport links.

Ready for any buyer to put their own stamp on, the property briefly comprises of the landing, living room, kitchen, bedroom and three piece bathroom. Externally, to the front of the property is a low maintenance garden.

Viewings are now available and come recommended!



Landing 15'4" x 8'8" (4.68 x 2.66)

Carpeted with internal doors leading to the living room, kitchen, bathroom and storage cupboard.

Living Room 17'1" x 12'8" (5.23 x 3.87)

Carpeted with central heating radiator and two uPVC windows face to the front of the property. Includes built in storage.

Kitchen 11'3" x 6'9" (3.43 x 2.07)

Vinyl effect tiled flooring with uPVC window facing to the rear of the property. Base height and wall mounted units with wooden countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

Bedroom 14'2" x 8'5" (4.34 x 2.57)

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

Bathroom 8'7" x 4'5" (2.62 x 1.36)

Vinyl effect flooring with central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property 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.



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Floor Plan



Total area: approx. 51.6 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		
(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 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