



**15 Ancaster Court**  
**Scunthorpe, DN17 2DD**  
**£72,500**

*Bella*  
properties



**\*\*NO CHAIN\*\*** Bella Properties are delighted to bring to the market this well presented **TWO** bedroom first floor flat on Ancaster Court, off the popular Messingham Road, Scunthorpe. This property benefits from no onward chain and would make an ideal home for a first time buyer or someone looking to downsize as well as having investor appeal. Viewings available immediately and come highly recommended.

Located in a quiet location, the property itself briefly comprises of a living room, kitchen room, landing, two bedrooms and three piece bathroom. Externally the property comes with low maintenance front and rear gardens and a garage.



**Living Room** 13'6" x 12'5" (4.12 x 3.81)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on marble and wood surround and uPVC window faces to the front of the property.

**Kitchen** 8'7" x 9'11" (2.63 x 3.04)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property. A mixture of base height and wall mounted wooden units with countertops, integrated sink and drainer and space and plumbing for white goods.

**Landing** 16'2" x 6'7" (4.93 x 2.03)

Internal doors lead to the living room, storage cupboard, two bedrooms and bathroom.

**Bedroom One** 12'4" x 11'3" (3.77 x 3.45)

Carpeted with coving to the ceiling, storage heater, built in storage and uPVC window faces to the front of the property.

**Bedroom Two** 9'7" x 9'8" (2.94 x 2.97)

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

**Bathroom** 5'10" x 7'0" (1.79 x 2.15)

Vinyl effect tiled flooring with tiled walls, 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 gravelled garden with shrubs and a pathway to the entrance of the property. To the rear of the property is a further low maintenance garden and the property also comes with a garage.

**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.












# Floor Plan



Total area: approx. 57.0 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, independant 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>70</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	