



EA
BEN
CADE



190 Warley Road, Scunthorpe, DN16 1PP

£65,000

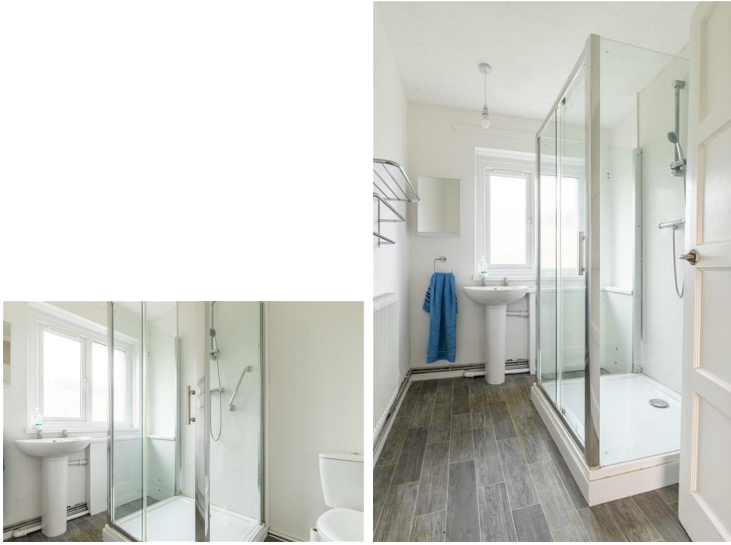
Great little two bedroom first floor flat that is offered with no onward chain and a fantastic investment opportunity. The flat has had a new kitchen fitted, new flooring throughout and a boiler fitted in 2021. The flat consists of an entrance hall, kitchen, lounge, two double bedrooms and a shower room. Available for viewings now please call to book your appointment.

Entrance

Kitchen 8'1" x 8'5" (2.47 x 2.59)



Shower room 8'0" x 5'11" (2.46 x 1.81)



Lounge 12'8" x 15'6" (3.88 x 4.73)



Bedroom One 9'8" x 13'6" (2.95 x 4.14)



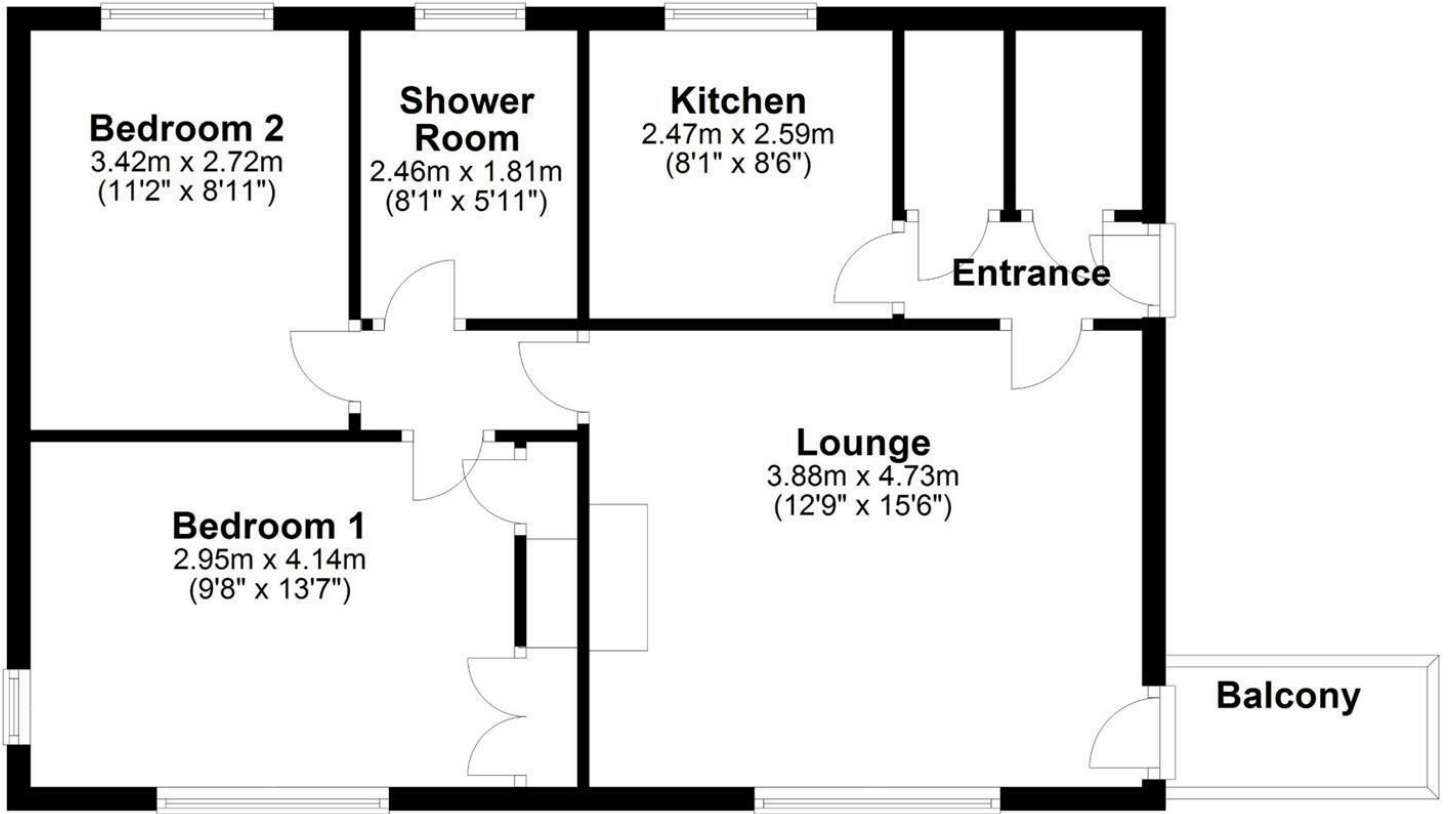
Bedroom Two 11'2" x 8'11" (3.42 x 2.72)



Balcony

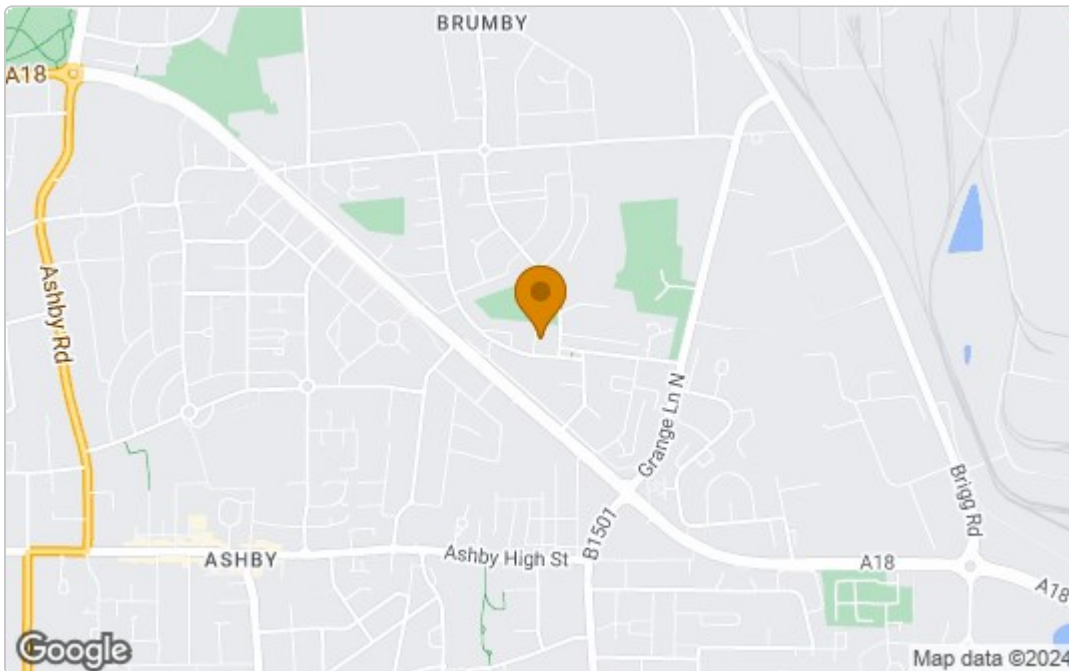
First Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



Total area: approx. 61.3 sq. metres (659.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

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