



CHOICE PROPERTIES

Estate Agents

19 Edinburgh Road,
Brookenby, Market Rasen, LN8 6EJ
Price £85,000



It is a pleasure for Choice Properties to bring to market this delightful two bedroom mid-terraced house situated on Edinburgh Road located in the countryside village of Brookenby. The property provides a perfect investment opportunity as further refurbishments are needed at the property to bring it into the 21st century. The interior of the property features a living room, kitchen, family bathroom, and two bedrooms. To the exterior, the property boasts a fully enclosed garden to both the front and rear and on the road parking. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, The generously proportioned internal living accommodation comprises:-

Entrance Hall

3'9 x 3'3

uPVC entrance door. Door to kitchen.

Kitchen

9'1 x 16'3

Fitted with a range of wall and base units. Plumbing for washing machine. Space for fridge freezer. Single bowl stainless steel sink with single taps and two drainers. Built-in storage cupboard with fitted shelving. Understairs storage cupboard. Door to living room. Power points. uPVC window to front aspect.

Living Room

10'5 x 13'2

Fitted with an electric fireplace. Large uPVC window to rear aspect. Door to hallway. Radiator. Power points. Tv aerial points.

Hallway

3'9 x 3'9

uPVC external door leading to rear garden. Staircase leading to first floor landing. Radiator. Thermostat.

Landing

2'11 x 6'1

Internal doors to all first floor rooms. Access to loft via loft hatch. Power points.

Bedroom 1

11'7 x 13'5

Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Storage cupboard housing the 'Worcester' gas boiler and the hot water tank.

Bedroom 2

9'2 x 8'8

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Fitted storage cupboard.

Bathroom

5'11 x 6'0

Fitted with a three piece suite comprising of a panelled bath with single taps, a pedestal wash hand basin, and a wc. Frosted uPVC window to front aspect. Spot lighting. Part tiled walls. Radiator.

Gardens

The property benefits from a fully enclosed laid to lawn garden to both the front and rear of the property. The rear garden features a variety of mature plants and shrubs which add life to the garden space. The front garden is also home a mix of different plants, trees, and shrubbery and further benefits from an outdoor storage shed.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

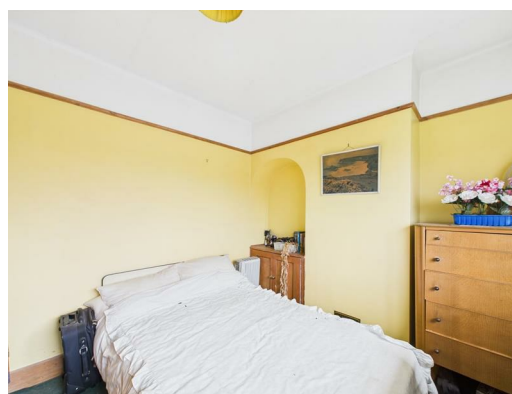
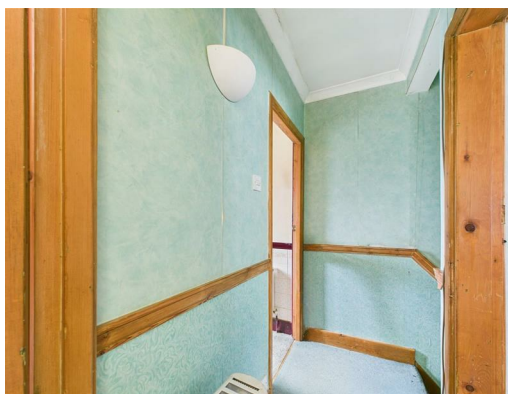
Saturday 9.00 a.m. to 3.00 p.m.

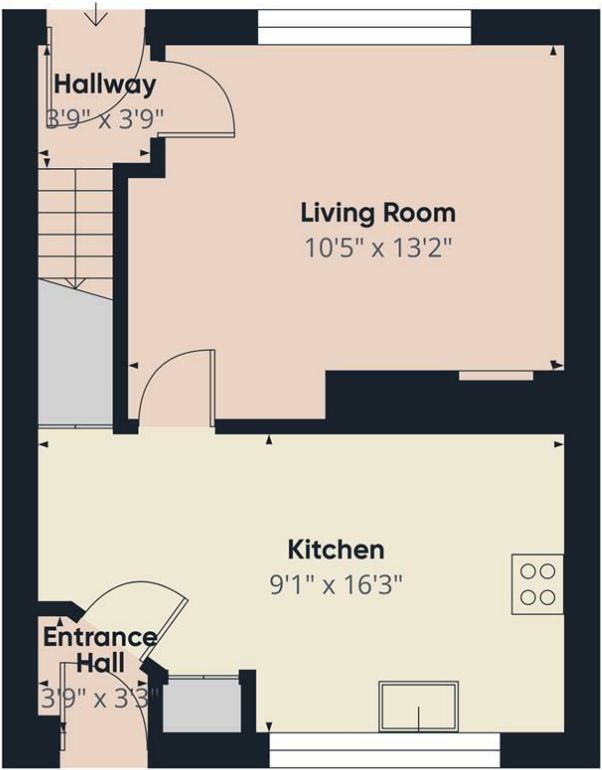
Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

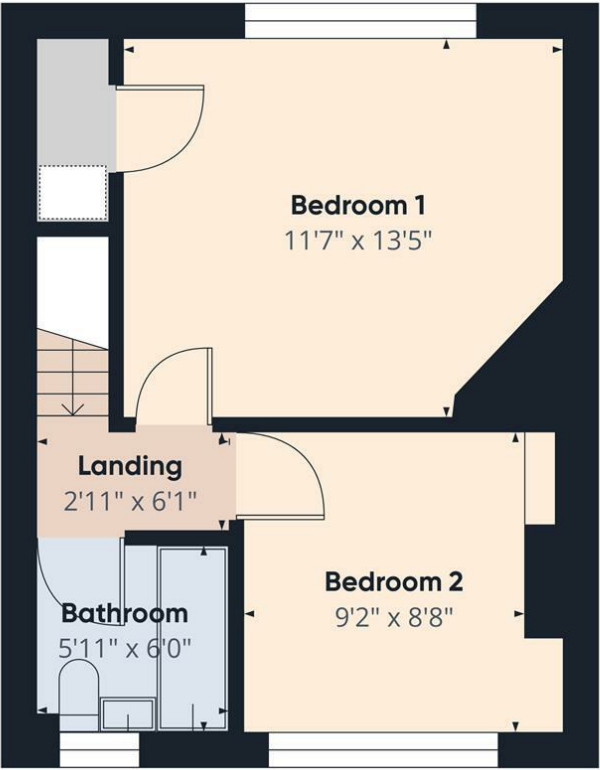
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Floor 0



Floor 1

Approximate total area⁽¹⁾
626 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From Binbrook Village Hall head North along Kirmond Road and the bear right onto Orford Road. Continue for 700m then bear right again. Continue for a further 500m then turn right onto Edinburgh Road. Continue down this road for 200m and you will find the property on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		74
(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		

