



Pasture Road, Barton-upon-Humber

Offers over £95,000




lovelle



KEY FEATURES

- ****NO CHAIN****
- Total Floor Area:- 57 Square Metres
- Terraced Home
- Central Location
- Kitchen Diner
- Lounge
- Two Bedrooms
- Bathroom
- Courtyard
- EPC rating D

DESCRIPTION

This traditional terraced property is ideal for those looking for their first home, to add to their property portfolio, or those looking to downsize.

Boasting well proportioned accommodation to include a lounge with a feature fireplace and extra space under the stairs. Traditional kitchen diner with a fabulous feature housing the cooker, simply fabulous. To finish off there is a family bathroom and a door opening to the rear courtyard.

The first floor has two double bedrooms with one benefitting from a walk in wardrobe.

Outside, there is a low maintenance rear courtyard with mature trees surrounding the area making it feel quiet and private.

Gated shared access that leads to the rear courtyard and neighbouring properties.

PARTICULARS OF SALE

ENTRANCE

Entered through a UPVC door into the lounge with doors taking you to further accommodations.

LOUNGE

3.3m x 3m

A feature brick chimney housing a gas fire, adding a little whimsy to this property, just delightful. Window to the front elevation and an open under stairs area.



KITCHEN DINER

3.3m x 3.6m

Range of Oak effect wall and base units with contrasting work surfaces and decorative tiled splash backs. Stainless steel one and a half sink and drainer with a swan neck mixer tap. Inset electric oven with a four ring gas hob and extraction canopy over, housed within a brick Inglenook surround. Space for a tall fridge freezer and Vokera combination boiler, plumbing for a washing machine. Window to the rear elevation overlooking the courtyard. Archway taking you to the bathroom.



BATHROOM

1.2m x 3m

Three piece white suite incorporating a bathtub with shower over and hot and cold water taps, pedestal wash hand basin with hot and cold water taps, and a push button WC. Ceramic tiles to the walls and two windows to the side elevation.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

3.6m x 3.3m

Window to the rear elevation and a built in shelf.

BEDROOM TWO

3.3m x 3m

Window to the front elevation and a walk in wardrobe.

OUTSIDE THE PROPERTY

FRONT ELEVATION

Enclosed front garden by a low brick wall, predominantly laid to lawn with shared access to the side of the property.

REAR ELEVATION

A lovely courtyard finished with a brick outbuilding. Great space for outdoor entertaining or enjoying a quiet moment.

LOCATION

Barton-upon-Humber is a highly regarded historic market town with Primary and Senior schools, quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops and two petrol stations. It benefits from numerous recreational facilities and is surrounded by open countryside. The distinctive Churches, library, wildlife reserves and popular museums allow you to enjoy peace and tranquillity whilst the shopping and nightlife of neighbouring towns means you are never far away from a faster pace of life!

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 636587 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



