



Church View, Barton-upon-Humber, North Lincolnshire

£46,550





KEY FEATURES

- ****NO CHAIN****
- Total Floor Area:- 45 Square Metres
- Lounge Diner
- Kitchen
- Two Bedrooms
- Shower Room
- Central Town Location
- Close to Public Transport Links
- EPC rating D

DESCRIPTION

****NO CHAIN****

A two bedroom ground floor flat within walking distance to local amenities in Barton-upon-Humber. This home comprises of two bedrooms, shower room, open plan lounge diner and a kitchen. Externally having an allocated parking space.

Viewing of this home is highly recommended!

PARTICULARS OF SALE

ENTRANCE

0.8m x 2.8m

Entered via a wooden door into the hallway. Doors to all principal rooms and a handy storage cupboard.

LOUNGE DINER

4.8m x 3.8m

Dual aspect with windows to the side and front elevation. Archway to the kitchen.



KITCHEN

2.5m x 2.2m

Range of wall and base units with a contrasting work surface and tiled splash backs. Stainless steel sink and drainer with hot and cold water taps. Plumbing for a washing machine and space for a tall fridge freezer.

Window to the front elevation.



BEDROOM ONE

3.2m x 2.6m

Window to the rear elevation. Storage cupboard.

BEDROOM TWO

2.2m x 2.4m

Window to the rear elevation.

SHOWER ROOM

2.2m x 1.7m

Three piece suite incorporating a shower cubicle with an electric shower over, push button WC and a vanity wash hand basin with a mixer tap. Waterproof panelling throughout and a towel rail radiator.

PARKING

One allocated parking space.

SERVICE CHARGE

Service charge for the upkeep of the grounds. We currently believe is set at £110.63, billed monthly.

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 Leasehold.

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

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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		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



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