



Queens Avenue, Barton-upon-Humber, North Lincolnshire

£135,000





Key Features

- Total Floor Area:- 81 Square Metres
- Living Room
- Dining Room
- Galley Style Kitchen
- Three Bedrooms
- Family Bathroom
- Spacious Rear Garden
- Central Location
- Close To Public Transport Links
- 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.

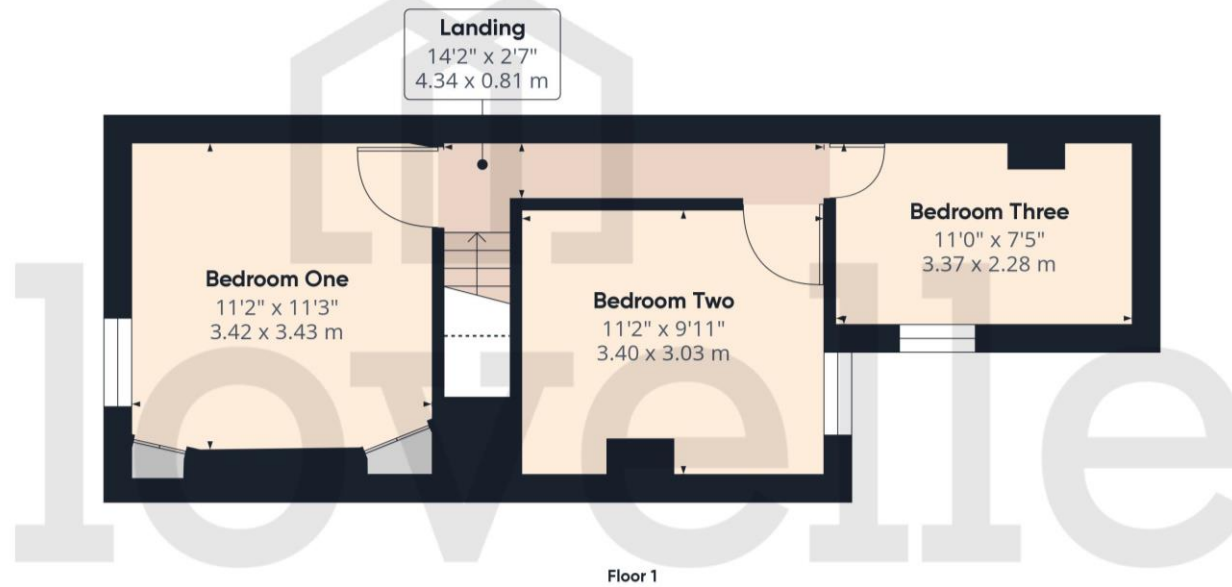
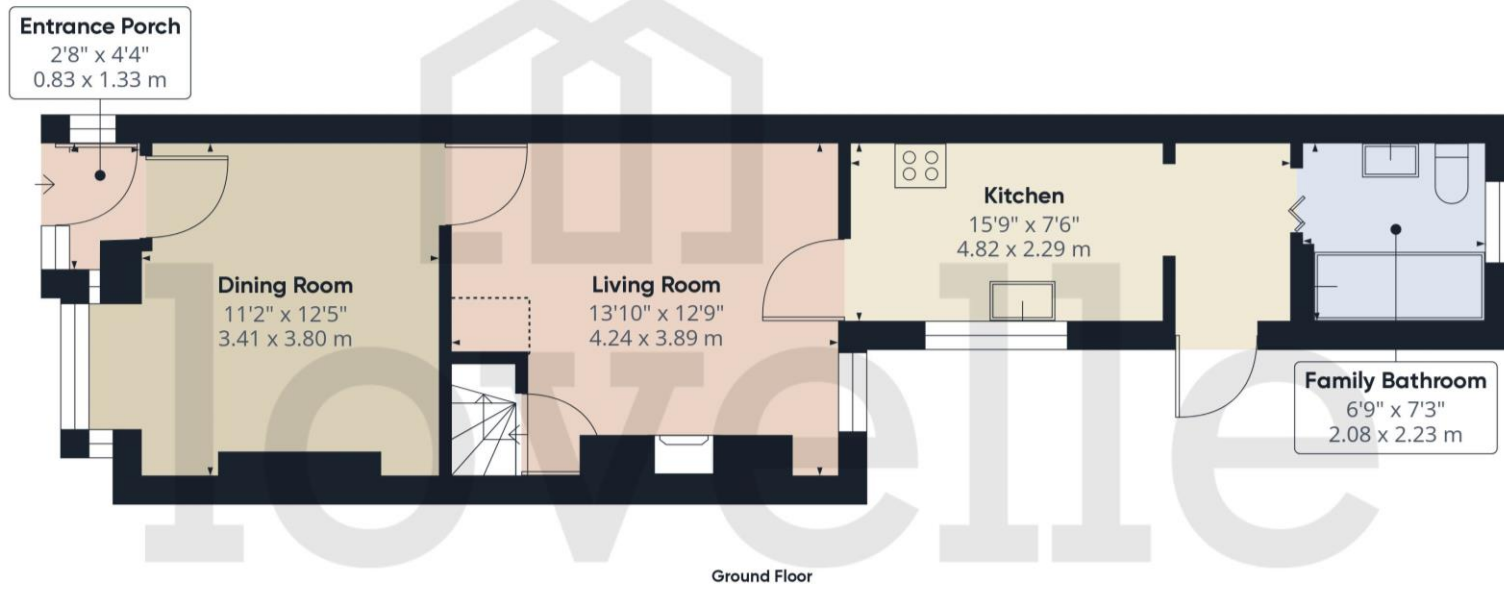
Boasting well proportioned accommodation to include a bright and airy living room with a delightful log burner and an adjacent dining room with a feature fireplace. Adding rustic charm to these spaces. Further on there is a fully equipped kitchen with adjoining family bathroom and a utility area. While the first floor accommodation offers three bedrooms.

Finished with a fully enclosed rear garden. Predominantly laid to lawn with a timber constructed summer house and a paved patio area. Perfect space to entertain friends and family. While the mature trees and shrubs adorning the boundary make it feel cosy and welcoming.

VIEWING IS ESSENTIAL.



FLOORPLAN



Queens Avenue, Barton-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

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.

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 01652636587 to arrange an appointment.

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

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 <https://www.lovelle.co.uk/privacy-policy/> 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

Follow us on:



ENTRANCE 0.8m x 1.3m

Entered through a UPVC door via a porch into the dining room.

DINING ROOM 3.4m x 3.8m

Great space to entertain or receive guests in. Built in shelving and an Adam style fireplace surround adding a contemporary feel. Door to the living room and a walk in bay window to the front elevation.

LIVING ROOM 4.2m x 3.8m

Bright and airy room with a feature cast iron stove, for those cold winter evenings. Door to the kitchen, window to the rear courtyard, and a staircase to the first floor accommodation.

KITCHEN 4.8m x 2.2m

Range of wall and base units in a royal blue finish with contrasting marble effect work surfaces and upstands. Black composite one and a half bowl sink and drainer with a swan neck mixer tap. Freestanding Sterling cooker with multiple ovens and cooking zones. Inset fridge freezer and plumbing for a washing machine. Door to the bathroom and a UPVC half glazed door to the rear garden. Window to the side elevation.

FAMILY BATHROOM 2m x 2.2m

White three piece suite incorporating a bathtub with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and an anthracite towel rail radiator.

Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *3.4m x 3.4m*

Window to the front elevation and two storage cupboards.

BEDROOM TWO *3.4m x 3m*

Window to the rear elevation.

BEDROOM THREE *3.3m x 2.2m*

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Surrounded by a decorative low rise brick wall and fully paved.

REAR ELEVATION

Fully enclosed by wooden fencing an evergreen hedging offering privacy from the surrounding properties. Lovely paved patio area offers a great place to entertain guests and family while the decking area and summer house - the perfect space to enjoy a moment to yourself. Finished with a delightful lawn.

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!

BROADBAND TYPE

Standard- 19 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - likely,
Indoors - limited,
Available - EE, Three, O2, Vodafone.

