



Bramley Close, Barton-upon-Humber, North Lincolnshire

Offers over £150,000





Key Features

- Total Floor Area:- 73 Square Metres
- Lounge
- Kitchen
- Conservatory
- Downstairs WC
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway
- EPC rating C





DESCRIPTION

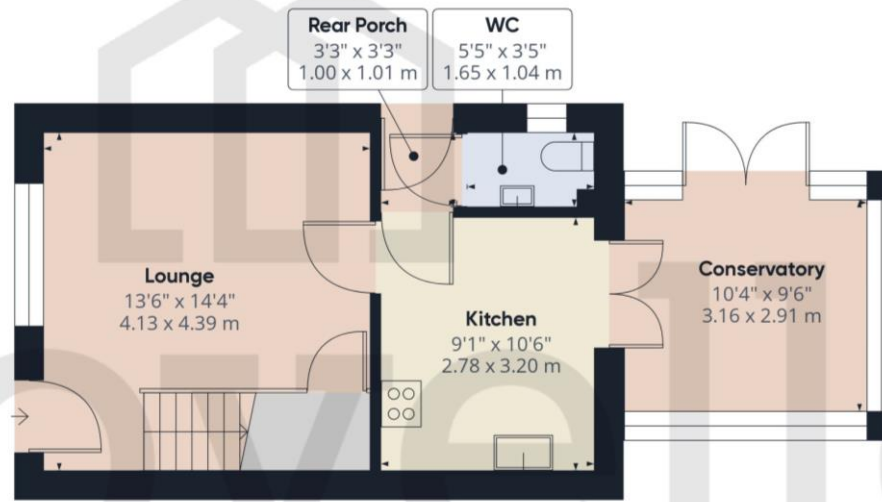
This two bedroom home offers functional accommodation over two floors.

Incorporating a bright and airy lounge, fully equipped kitchen with an adjacent conservatory. A wonderful space for entertaining family and friends. Not to forget the handy downstairs WC. While the first floor offers two bedrooms and a family bathroom. Outside there is a private driveway providing ample off street parking and access to the rear garden. Predominantly laid to lawn with a delightful patio area and finished with colourful plantings.

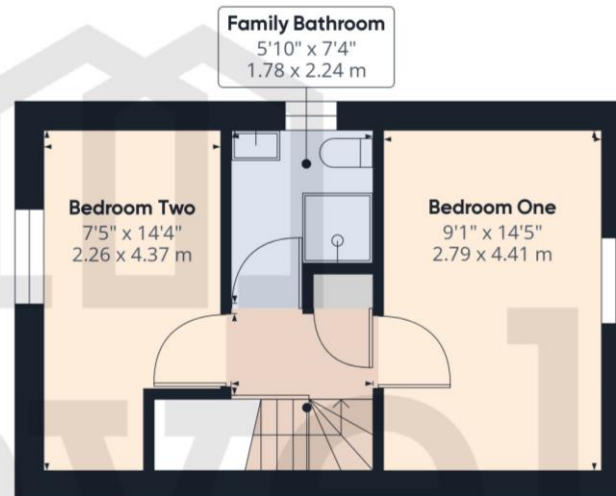
Viewing is an Absolute Must!



FLOORPLAN



Ground Floor



Floor 1

Bramley Close, 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		88 B
69-80	C	75 C	
55-68	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

Entered through a wooden door into the lounge, door to the kitchen and a staircase to the first floor accommodation.

LOUNGE 4.39m x 4.13m (14'5" x 13'6")

Bright and airy room with a "picture" window to the front elevation. Finished with a handy understairs storage cupboard.

KITCHEN 3.2m x 2.78m (10'6" x 9'1")

Range of wall and base units in a white finish with contrasting work surfaces and tiled splash backs. White ceramic sink and drainer with a swan neck mixer tap. Inset electric oven, four ring gas hob with an extraction canopy over. Plumbing for a washing machine, tumble dryer and space for a tall fridge freezer.

French doors to the conservatory floods the room with light. Further door to the WC.

CONSERVATORY 2.91m x 3.16m (9'6" x 10'5")

Constructed on a low rise brick wall and fully double glazed.

Double opening French doors to the rear garden.

WC 1.04m x 1.65m (3'5" x 5'5")

Two piece suite incorporating a push button WC and a wall mounted wash hand basin with hot and cold water taps.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 4.41m x 2.79m (14'6" x 9'2")

Fitted bedroom furniture incorporating multiple wardrobes. Window to the rear elevation.

BEDROOM TWO 4.37m x 2.26m (14'4" x 7'5")

Window to the front elevation.

FAMILY BATHROOM 2.24m x 1.78m (7'4" x 5'10")

White three piece bathroom suite incorporating a shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative waterproof boarding to the walls and a window to the side elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Delightful front lawn with decorative shrubbery and a block paved driveway offering ample off street parking with gated access to the rear.

REAR ELEVATION

Fully enclosed by fencing, offering privacy from the surrounding properties. Predominantly laid to lawn with decorative borders adorning the boundary. Finished with a patio area and a timber constructed garden shed.

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 - likely,
Available - EE, Three, O2, Vodafone.

