



Humber Terrace, Barton-upon-Humber, North Lincolnshire

£110,000




lovelle



Key Features

- Total Floor Area:- 57 Square Metres
- Grade II Listed Property
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Garden
- Off Street Parking
- Close to Public Transport Links





DESCRIPTION

This charming grade II listed terraced home is waiting just for you...

Ready for new owners to move in and make it their own.

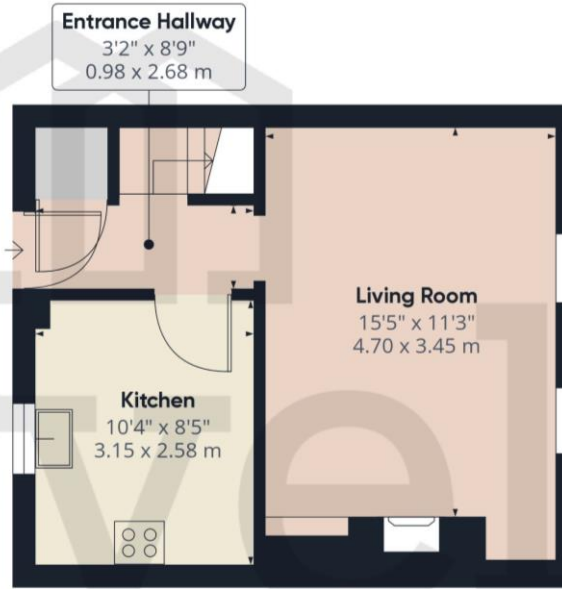
Don't miss the opportunity to acquire this home, located close to local amenities and transport links. This property comprises of a spacious living room with an adjacent fully equipped kitchen. While the first floor offers two bedrooms and a family bathroom.

Externally having a fully enclosed front garden with decking, great space to entertain people in. Finishing with off street parking for multiple vehicles at the rear of the property.

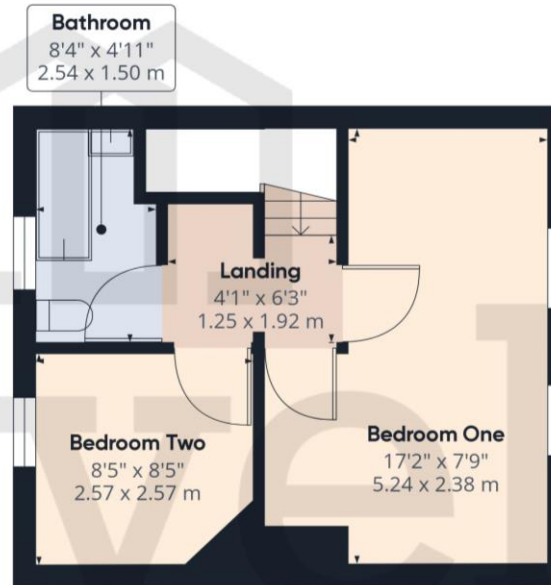
Viewing of this home is a must!



FLOORPLAN



Ground Floor



Floor 1

Humber Terrace, 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.

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 2.68m x 0.98m (8'10" x 3'2")

Entered through a wooden door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Handy storage cupboard.

KITCHEN 2.58m x 3.15m (8'6" x 10'4")

Range of wall and base units with contrasting work surfaces and upstands. Inset electric oven and a four ring gas hob with an extraction canopy over. Plumbing for a washing machine and space for two under counter appliances, housing the combination boiler. Window to the front elevation.

LIVING ROOM 3.45m x 4.7m (11'4" x 15'5")

Bright and airy room with a feature Adam style fireplace surround housing an open fire, perfect for those cold winter evenings. Two windows to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 2.38m x 5.24m (7'10" x 17'2")

Two windows to the rear elevation.

BEDROOM TWO 2.57m x 2.57m (8'5" x 8'5")

Window to the front elevation.

BATHROOM 1.5m x 2.54m (4'11" x 8'4")

Three piece bathroom suite incorporating a clawfoot bathtub with a telephone style shower attachment, low flush WC and a pedestal wash hand basin with hot and cold water taps.

Window to the front elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Fully enclosed front garden with a delightful decking area. Surrounded by mature trees and shrubbery adding privacy to this space. Shared access to other properties.

REAR ELEVATION

Parking for multiple vehicles.

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- 15 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 41 Mbps (download speed), 8 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

