



Wold Road, Barrow-upon-Humber, North Lincolnshire

Asking price £165,000




lovelle



Key Features

- ****NO CHAIN****
- Total Floor Area:- 79 Square Metres
- Lounge
- Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Spacious Rear Garden
- Close to Transport Links
- EPC rating F





DESCRIPTION

****NO CHAIN****

This period bungalow, dating back to 1930s, is ideal for those looking to downsize or escape the busy city lifestyle.

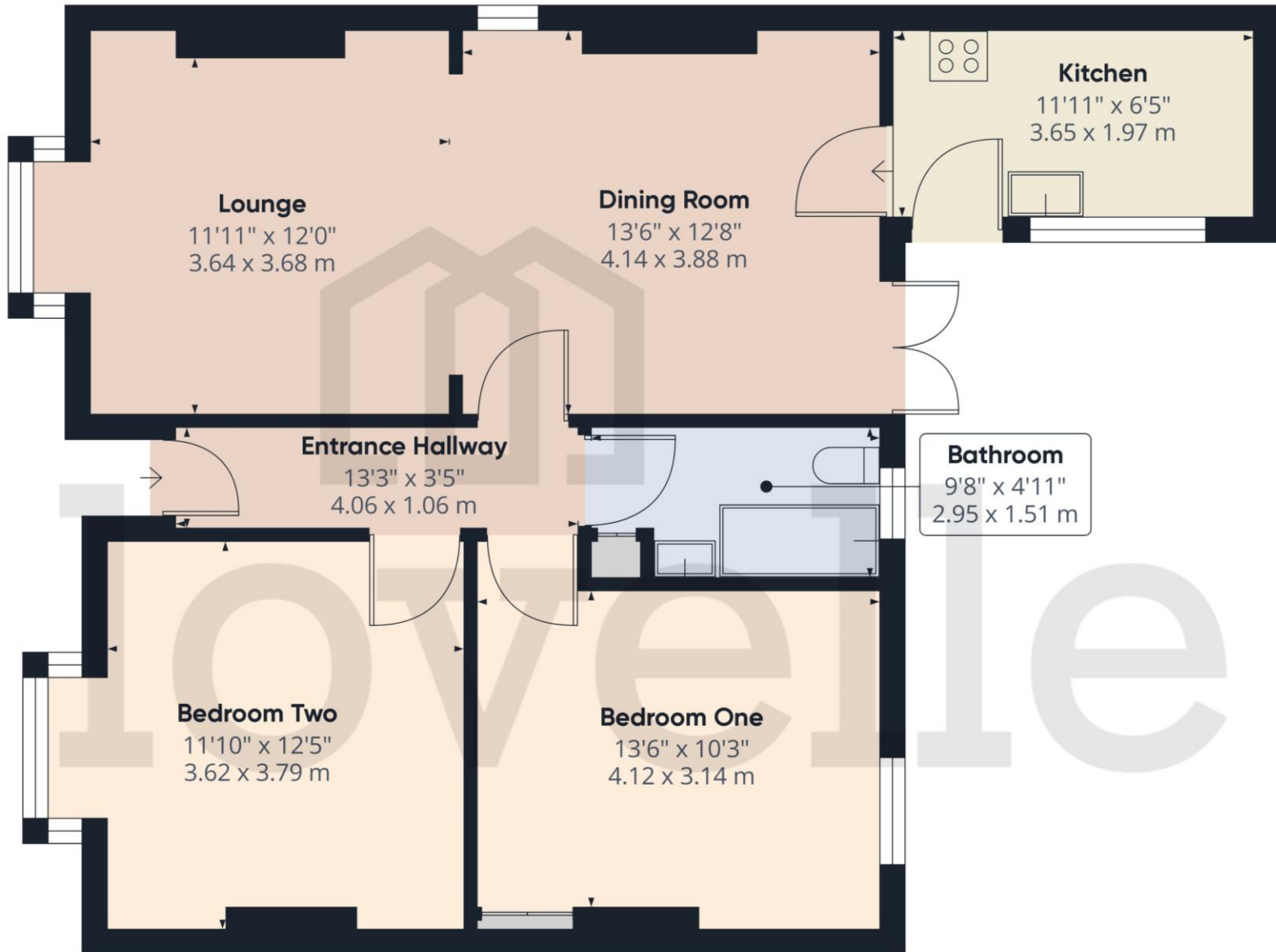
Boasting well proportioned accommodation to include a lounge with an adjacent dining room and kitchen. Creating the perfect space to receive guests, family or entertain in. While the two double bedrooms offer comfortable accommodation and benefit from a family bathroom.

Outside, there are enclosed front and rear gardens. Surrounded by fencing and evergreen shrubbery, offering privacy from the surrounding properties.

VIEWING IS ESSENTIAL!



FLOORPLAN



Wold Road, Barrow-upon-Humber, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band B

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

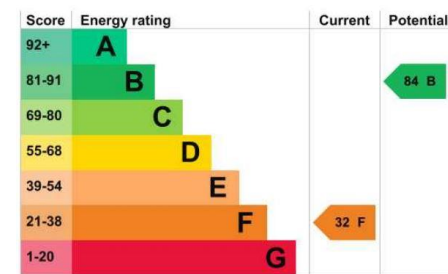
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not 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 4.06m x 1.06m (13'4" x 3'6")

Entered through a UPVC door into the hallway. Doors to all principal rooms.

LOUNGE 3.64m x 3.68m (11'11" x 12'1")

Spacious room with a feature mid-century modern fireplace, adding rustic charm to this property.

Walk in bay window to the front elevation.

DINING ROOM 4.14m x 3.88m (13'7" x 12'8")

Bright and airy room with double opening French doors to the rear garden and a further window to the side elevation. Great space to entertain guests in.

KITCHEN 3.65m x 1.97m (12'0" x 6'6")

Range of wall and base units in a cream finish with contrasting work surfaces and decorative tiled splash backs. Stainless steel sink and drainer with a mixer tap. Freestanding electric cooker with a four ring hob and an extraction canopy over. Plumbing for a washing machine and space for a tall fridge freezer.

Window and a half glazed door to the side elevation.

BEDROOM ONE 4.12m x 3.14m (13'6" x 10'4")

Window to the rear elevation and a storage cupboard.

BEDROOM TWO 3.62m x 3.79m (11'11" x 12'5")

Window to the front elevation.

BATHROOM 2.95m x 1.51m (9'8" x 5'0")

Three piece bathroom suite incorporating a bathtub with hot and cold water taps, low flush WC and a pedestal wash hand basin with hot and cold water taps. Ceramic tiles throughout and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Charming front garden, partially enclosed by an evergreen hedge. Predominantly laid to lawn with a concrete walkway leading to the house and rear of the property.

REAR ELEVATION

Lovely rear garden divided into two "garden rooms". Enclosed by wooden fencing and evergreen shrubbery making it private and secluded. Laid to lawn with mature shrubbery and trees adorning the boundaries. Great for outdoor entertaining family and guests.

LOCATION

Barrow-upon-Humber is a highly regarded residential village, with local shops, two pubs, excellent recreational facilities, a pharmacy, garage, garden centre, a Primary School and Churches. Baysgarth coeducational Secondary School, situated in the market town of Barton upon Humber only a short drive away.

BROADBAND TYPE

Standard- 20 Mbps (download speed), 1 Mbps (upload speed),
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast- 1000 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

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

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

