



31 POCHARD DRIVE
SCUNTHORPE, DN16 3WH

£130,000
FREEHOLD

Welcome to this lovely Mid terrace 2-bedroom property, an excellent choice for first-time buyers or investors. This house offers the convenience of off-street parking with two spots and a garage.



BILTONS

THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002

31 POCHARD DRIVE



DESCRIPTION

Welcome to this lovely Mid terrace 2-bedroom property, an excellent choice for first-time buyers or investors. This house offers the convenience of off-street parking with two spots and a garage.

As you enter, you'll find a spacious living room with stairs leading to the first floor. The property is tastefully decorated throughout and features a kitchen/breakfast room with French doors opening onto the back garden.

Upstairs, there are two double bedrooms, both served by a newly fitted family bathroom. One of the major benefits of buying this property is its prime location. It is situated close to major motorways, providing easy access for commuting and travel. Additionally, it is near Lakeside, where you'll find an abundance of shops and supermarkets, making everyday errands convenient and offering a variety of shopping and dining options. This combination of accessibility and nearby amenities enhances the overall appeal and practicality of the property for both first-time buyers and investors.

ENTRANCE / LIVING ROOM

Accessed through a composite door with stairs to the first floor, UPVC window to front aspect, radiator, under stairs storage with space for comfy sofas leading into:-

INNER HALLWAY / WC

With storage and access to cloakroom with WC, hand wash basin, radiator and extractor fan.

KITCHEN / BREAKFAST ROOM

With a UPVC window and composite door to the rear aspect, range of shaker style wall and base units with laminate worktop, stainless steel one and a half drainer with chrome mixer tap with hand held attachment,

integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, electric fan assisted oven with gas hob and extractor fan, radiator with space for a breakfast table and chairs.

FIRST FLOOR LANDING

With loft hatch access and radiator.

BEDROOM ONE

Forward facing with UPVC window to front aspect, radiator, space for a double bed with side draws, built in double wardrobes and over stairs storage cupboard.

BEDROOM TWO

Rear facing with a UPVC window looking into the garden, radiator, space for a double bed and storage.

FAMILY BATHROOM

With a P shaped bath having an overhead shower, low level flush WC, vanity housed hand wash basin with storage, extractor fan and fully tiled.

EXTERNALLY

The front of the property has a gravel area for plotted plants and the separate garage has an up and over door with parking for two at the front. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area.

31 POCHARD DRIVE





31 POCHARD DRIVE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 710.00 sq ft

Tenure – Freehold



Property

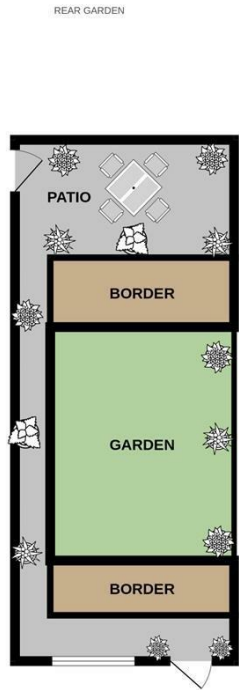
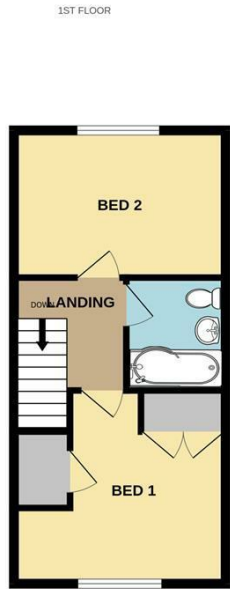
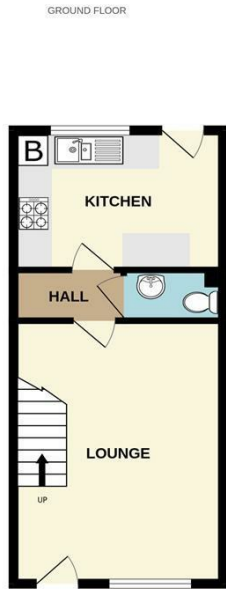
| | | | |
|------------------|---|---------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 710 ft ² / 66 m ² | | |
| Plot Area: | 0.04 acres | | |
| Year Built: | 2008 | | |
| Council Tax: | Band B | | |
| Annual Estimate: | £1,659 | | |
| Title Number: | HS346703 | | |

Local Area

| | | | | |
|--------------------|--------------------|------------------------------------|----------------|-----------------|
| Local Authority: | North Lincolnshire | Estimated Broadband Speeds | | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | | | |
| • Rivers & Seas | No Risk | 3 mb/s | 80 mb/s | 990 mb/s |
| • Surface Water | Low | | | |

Mobile Coverage:

Satellite/Fibre TV Availability:



31 POCHARD DRIVE, SCUNTHORPE, DN16 3WH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 91 |
| (81-91) B | 75 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk
01724 642002
<https://biltons.co.uk/>

