



## 47 Newbury Avenue Great Coates, North East Lincolnshire DN37 9NQ

Located in the village of Great Coates within easy access of the A180 providing links to the Humber Bank and motorway network is this EXTENDED THREE BEDROOM END TERRACE HOUSE with GOOD SIZED REAR GARDEN. The accommodation comprises :- entrance porch, lounge, breakfast kitchen, sun room, three floor bedrooms and shower room. Generous rear garden. SEPARATE GARAGE . Gas central heating system and double glazing. Early viewing is recommended.

**£127,000**

- EXTENDED END LINK HOUSE
- LOUNGE
- BREAKFAST KITCHEN
- GARDEN ROOM
- THREE BEDROOMS
- BATHROOM
- GARAGE IN A BLOCK
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

## GROUND FLOOR

### ENTRANCE PORCH

Approached via a double glazed entrance door into the porch with double glazed panels to the front and side. A timber door leads into the lounge.

### LOUNGE

16'0" x 13'0" (4.88m x 3.97m)

Double glazed window to the front. Electric fire with surround in white finish, granite style inset and hearth. Radiator. Laminate flooring. Wall light points. Door leading to the staircase to the first floor.



### LOUNGE

Additional photo



### BREAKFAST KITCHEN

16'0" x 7'7" (4.88m x 2.33m)

Fitted with a range of wall and base units in a grey finish, round edge work surface incorporating the stainless steel sink unit with mixer tap. Tiled splash backs. Coving to the ceiling with down lights. Radiator. Wall mounted gas central heating boiler. Plumbing for a dishwasher and a washing machine. Electric cooker point. All appliances are included in the sale. Wood effect laminate flooring. Arch leading through to the sun room.



## BREAKFAST KITCHEN

Additional photo



## SUN ROOM

14'8" x 9'2" (4.49m x 2.81m)

Double glazed window to the side and double glazed French doors to the rear, radiator. Laminate flooring.



## SUN ROOM

Additional photo



## FIRST FLOOR

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## LANDING

Access to the loft space.

## BEDROOM 1

11'3" x 10'0" (3.43m x 3.06m)

Fitted wardrobes, over bed bridging unit, beside cabinets and display shelving. Double glazed window to the front, radiator, Decorative dado rail, coving to the ceiling with down lights. Laminate flooring.



### BEDROOM 1

Additional photo



### BEDROOM 2

10'0" x 9'4" (3.06m x 2.87m)

Fitted wardrobes, over bed bridging unit, chest of drawers. Double glazed window to the rear, radiator, Coving to the ceiling with down lights. Laminate flooring.



### BEDROOM 2

Additional photo



### BEDROOM 3

8'3" x 6'8" (2.52m x 2.04m)

L shaped room with built in cupboard and wall mounted storage units. Double glazed window to the front, Radiator. Laminate flooring.



### BEDROOM 3

Additional photo



### SHOWER ROOM

5'11" x 5'11" (1.81m x 1.81m)

Fitted with a shower cubicle having glass doors and mains supply shower. Pedestal wash hand basin and low flush w/c. Double glazed window to the rear. Radiator. Coving to the ceiling.



### OUTSIDE



### GARDENS

The front garden has been graveled with a path leading to the front door. The good sized rear garden with a paved patio area accessed from the sun room ideal for entertaining. A generous grassed area, Garden shed, Boundaries are fenced with gate to the side.



### **SEPARATE GARAGE**

The garage is the one with the grey door situated a short distance from the property.



### **TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### **COUNCIL TAX BAND**

Council Tax Band A

### **SOLAR PANELS**

The solar panels are leased from Shade Greener for a period of 21 years from approximately 2014. Further details on request.

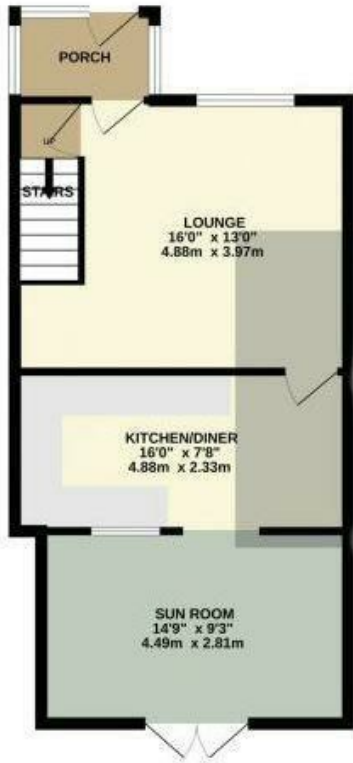
### **VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### **OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

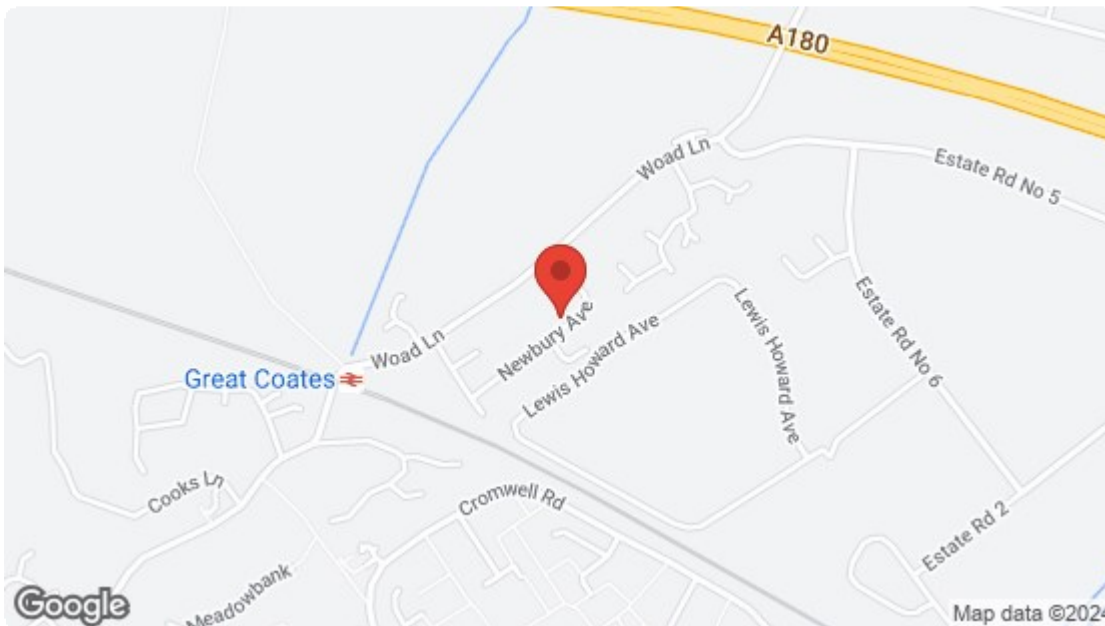


1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA - 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.  
Block ref: M2003 03/22



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.