



Bigby Road, Brigg DN20 8HR

welcome to

Bigby Road, Brigg

William H Brown are delighted to bring to the market this beautifully presented three-bedroom end terraced property located on Bigby Road, Brigg. A popular residential area close to the centre of Brigg.



Entrance Hall

Timber stable door, understairs cupboard, door to first floor, central heating radiator, double glazed window.

Lounge

12' 1" x 12' (3.68m x 3.66m)

Double glazed window, wall lights, log burner, central heating radiator, coving to the ceiling, laminate flooring, colonial door.

Kitchen

Fitted Kitchen with wall and base units, work surfaces, sink and drainer units, electric oven, electric hob, cooker hood, ceramic tiled flooring, beams to the ceiling.

Utility Room

fitted with wall units, work surfaces, plumbing for washing machine, ceramic tiled flooring, double glazed window.

Bedroom One

11' 5" x 12' 2" (3.48m x 3.71m)

Double glazed window, central heating radiator, storage cupboard, colonial door

En- Suite

Fitted with wash hand basin, double shower cubicle, WC, central heating radiator, colonial door, double glazed window

Bedroom Two

14' x 5' 11" (4.27m x 1.80m)

Double glazed window, central heating radiator, colonial door.

Bedroom Three

9' 5" x 5' 9" (2.87m x 1.75m)

Double glazed window, central heating radiator.

Bathroom

fitted with wash hand basin, bath with overhead shower, WC, central heating radiator, double glazed window, cushion flooring.



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welcome to

Bigby Road, Brigg

- Three bedroom end terraced
- Secure off road parking
- En-suite to master
- Walk in wardrobe
- Low maintenance garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£145,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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