

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Gloucester Avenue

Scunthorpe, DN16 2EA

Offers In The Region Of £70,000



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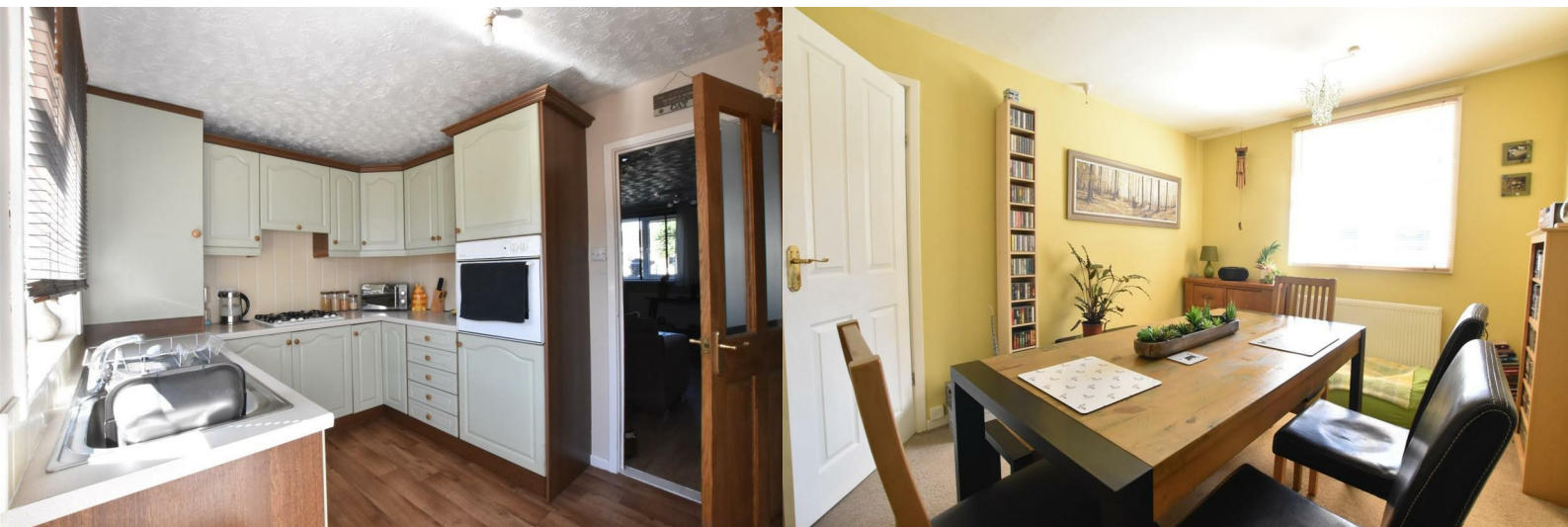


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C

Council Tax: A



# 29 Gloucester Avenue

Scunthorpe, DN16 2EA

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## Front

Handy balcony, accessible via the reception room, offering a great space for catching some summer sun.

## Lounge

11'9" 16'11" (3.59 5.16)

Generously sized, neutrally decorated lounge, with a door accessing the handy balcony.

## Kitchen

11'9" 8'3" (3.60 2.52)

Fitted kitchen, with ample wall and floor units for storage.

## Bedroom 1

13'11" 9'10" (4.26 3.01)

Double bedroom, with inbuilt storage cupboards.

## Bedroom 2/ Dining Room

9'3" 11'6" (2.84 3.53)

Good-sized double bedroom, currently being used as a dining room.

## Bathroom

5'4" 8'5" (1.63 2.57)

Bathroom, with a neutral suite.

## Rear



This versatile ground-floor apartment, ideal for downsizing, or first-time buyers, briefly comprises; a generous lounge, fitted kitchen, two double bedrooms, one currently being utilized as a dining room and a bathroom. The home is neutrally decorated and well maintained and also benefits from a gas central heating system and double glazing. The apartment also benefits from storage area.

This property is centrally located, close to local shops, amenities and bus routes. Nearby there is Ashby, which offers a variety of individual shops, restaurants and a weekly market. Viewing advised!



## Road Map



## Hybrid Map

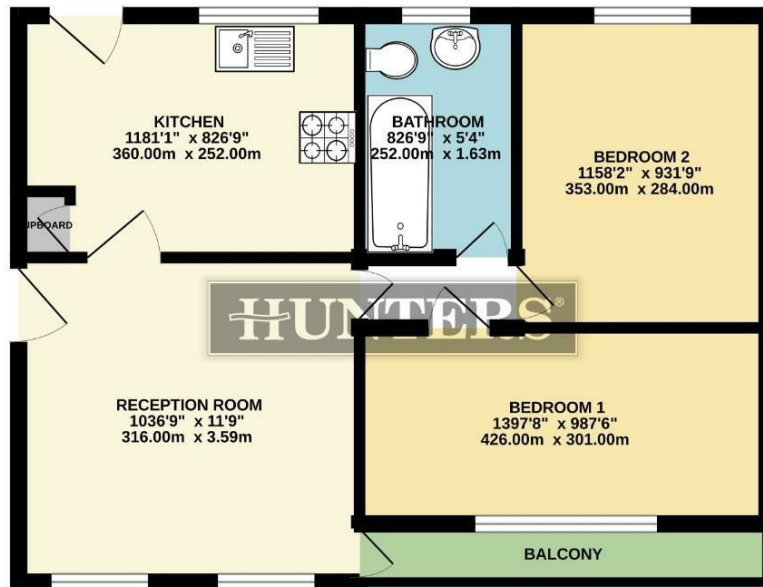


## Terrain Map



## Floor Plan

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



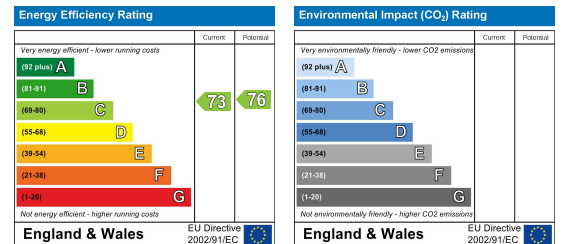
TOTAL FLOOR AREA - 453 sq.ft. (42.1 sq.m.) approx.

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.  
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## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.