

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers Est 1924



## 18 Fountain Court, Epworth, DN9 1EG

- First Floor 1 BED EN-SUITE purpose built apartment • Gas central heating • Modern PVC double glazed windows and doors • Integrated hob and oven • Floor coverings • Pedestrian shopping and residential retro scheme off the central Market Place in this tourist attraction small country town • Ideal letting potential •



**£60,000 NO CHAIN**



**LOCATION** A small and historic Country Town of approx 4000 population located only 3 miles south of junction 2 M180 and about 14 miles Doncaster and 13 miles Scunthorpe. The regional centres of Sheffield, Leeds, Hull and Humber Ports, Lincoln, York, etc are within commuting distance. Epworth offers good shops, professional services, hotel, restaurants, cafes, sports and leisure centre (with pool), libraries, health centre, dentist, chiropractor, beauty and hair salons, places of worship, primary and senior schools and much, much more.

Accommodation (room sizes approx. only)

**Ground Floor** exclusive entrance off Fountain Court. Carpeted staircase to 1st floor.

**LANDING** with radiator and sky light window.

**Open plan LOUNGE/DINER/KITCHEN** (3.4m x 4.9m) with oven and gas hob, provision for washer and fridge, stainless steel sink and mixer tap, tv point, radiator, front window outlook and rear sky light window.

**BEDROOM** (3.1m x 3.0m) window outlook, tv point and radiator.



**EN-SUITE** (1.7m x 2.5m) bath, wash basin, w/c. splash area tiling, fan and radiator.

**SERVICES** (not tested)

Mains water, electricity, drainage and gas.  
Gas central heating to radiators

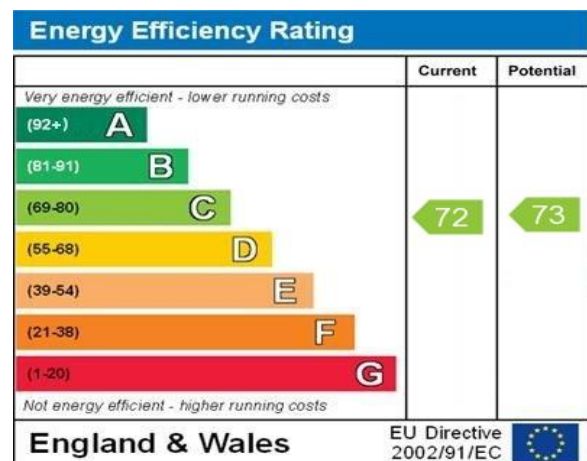
**LOCAL AUTHORITY**

North Lincolnshire Council

**COUNCIL TAX** Band 'A' (on-line enquiry)

**TENURE** Leasehold, 125 years from 1<sup>st</sup> May 1992. Copy of lease available upon request.

**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684



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Near Doncaster,  
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Consumer Protection Regulations

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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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