

Chartered Surveyors Estate Agents & Valuers Est 1924





# 1a, Central Farm, Market Place, Owston Ferry, DN9 1RB

• In the historic Market Place area of this charming riverside village community • 3 Bed modern conversion • In a court yard setting with allocated parking (2 spaces) • High Standards • Retained features • Spacious accommodation • Central heating • PVC double glazing •

£105,000 NO CHAIN





Owston Ferry has a fascinating history throughout the ages and remains one of the strongest village communities in the Isle of Axholme. 3 miles Epworth – 9 miles Gainsborough – 16 miles Doncaster and 12 Scunthorpe.

The village offers, Friendly Inns/Eateries, Mini Market, Post Office, Primary School, Doctors Surgery, Billiards Room, Recreation Field with child's play area and exercise equipment, Countryside and Riverside Walks, Smithy Museum, Local social groups and organisations, etc

Accommodation (room sizes approx. only)

#### **Ground Floor**

**RECEPTION HALL** of impressive size with front entrance.

**CLOAKS ROOM** (2.5m x 1m) with toilet and wash basin.

Breakfast KITCHEN (4m x 3m) fitted out.

## **Rear ENTRANCE HALL**

**LOUNGE/DINER**  $(5m \times 4.8m - 3.1m)$  with front outlook.



#### **First Floor**

LANDING with exposed truss timbers.

**Front Double BEDROOM 1** (3.5m max x 3.1m)

Front Double BEDROOM 2 (3.9m x 2.1m)

**Double BEDROOM 3** (3.9m x 3m) with built in wardrobe and **EN-SUITE** leading off (2m max x 2m) with shower, wash basin and toilet.

**Main BATH/SHOWER** (3.7m x 2m) with bath, wash basin, shower and toilet.

### OUTSIDE

Gated and enclosed brick paved joint Courtyard with designated/allocated car parking spaces (2).

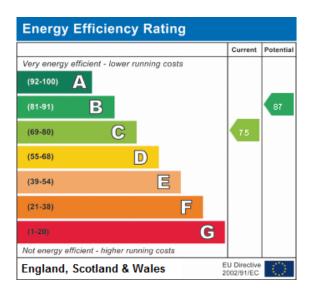
**SERVICES** (not tested) Mains water, electricity and drainage. Oil fired central heating to radiators.

LOCAL AUTHORITY North Lincolnshire Council

COUNCIL TAX Band 'C' (on-line enquiry)

**TENURE** Freehold.

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

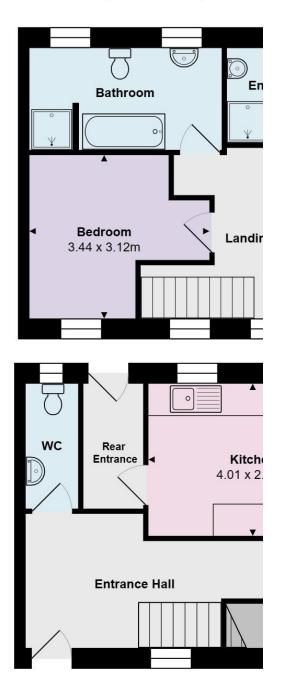




### NOTE

1, 1A, 1B and 1C available as a whole by negotiation

1a, Market Place, Owston I



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<sup>4.</sup> 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. Misrepresentation