



1b, Central Farm, Market Place, Owston Ferry, DN9 1RB

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

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

KITCHEN (4.2m x 3.9m) fitted out and with staircase leading off.

LOUNGE (4.2m x 3.5m) with

First Floor

BATHROOM (2m x 1.6m) containing bath (shower over), wash basin and toilet.

Double BEDROOM 1 (3.5m max x 3.2m)

Double BEDROOM 2 (3.5m x 2.4m)

OUTSIDE

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

SERVICES (not tested)

Mains water, electricity and drainage.

LOCAL AUTHORITY

North Lincolnshire Council

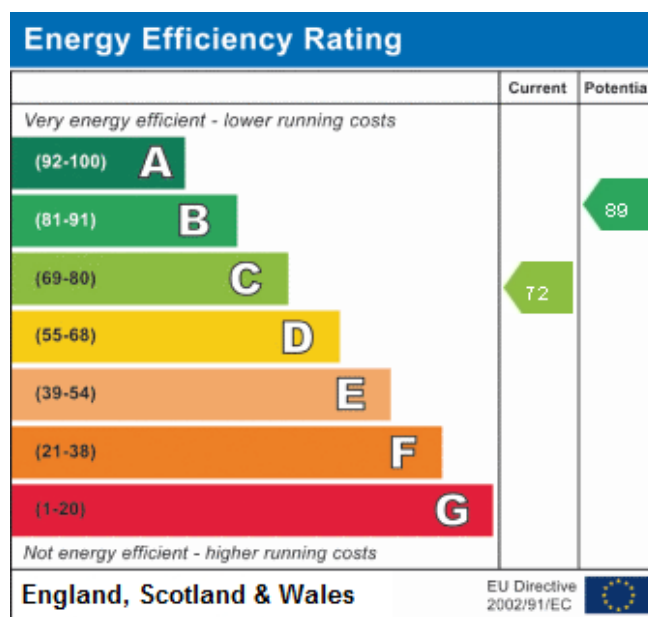
COUNCIL TAX Band ‘A’ (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

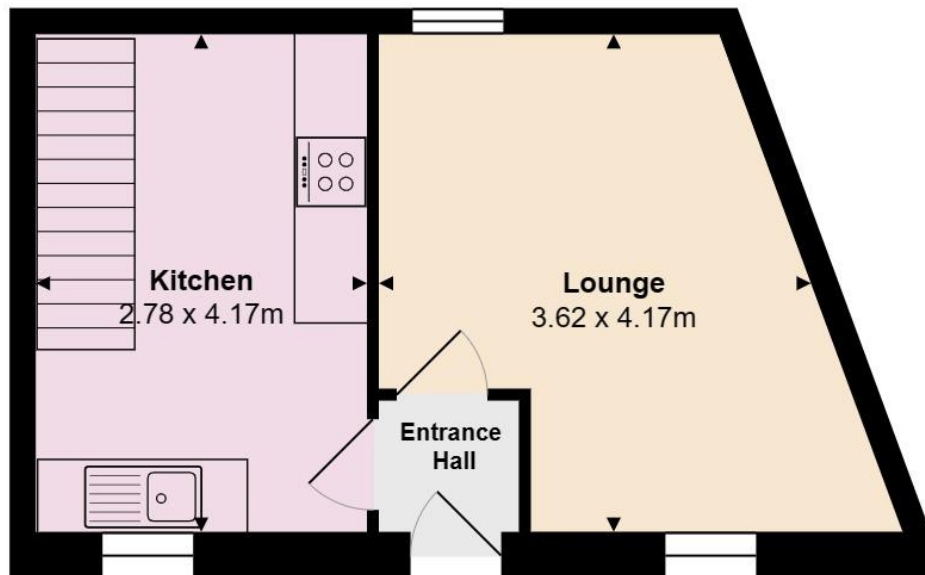
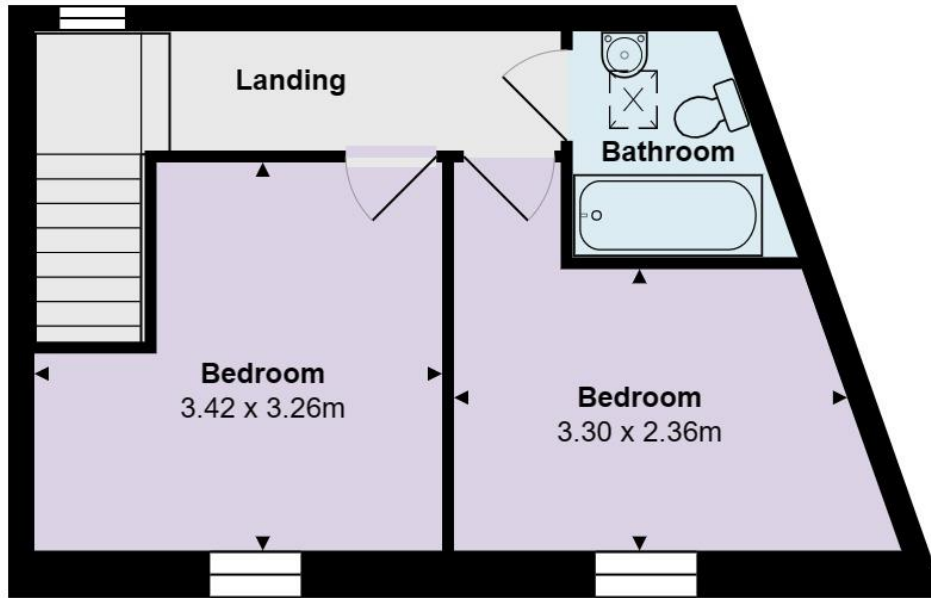


NOTE

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



1b, Market Place, Owston Ferry, DN9 1RB



**23 High Street, Epworth,
Near Doncaster,
DN9 1EP
Tel: 01427 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster,
DN1 1BL
Tel: 01302 360141
doncaster@gricehunter.co.uk**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
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.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.