

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

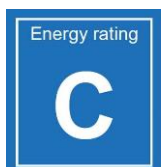


1 Mowbray Court, Epworth, DN9 1SR

• Detached 2 BED house • Newly re-styled to “designer” standard • Fantastic fully fitted Kitchen Diner • PVC double glazing • Gas central heating • New floor finishes • Enclosed courtyard garden • Link Garage (remote control door entry) • Prime Rectory Street location •



£180,000 NO CHAIN



Epworth is an historic small country town with “village” feel, thriving town centre, cafes, restaurants, shops, schools, places of worship, leisure centre and pool and lots going on.

Accommodation (room sizes approx. only)

Ground Floor

Stylish ENTRANCE with central heating boiler.

KITCHEN/DINER (4.5m x 2.3m) side window and patio doors access (with blind) to outdoor patio garden. Newly remodelled and colour coordinated Wren base and eyelevel cupboards and drawers, **integrated fridge, freezer, fan oven, ceramic hob, canopied fan, dishwasher and provision for auto washer.** Resin sink and mixer tap, extensive counters, tiled upstands, radiator, tv point and multi down lights.

LOUNGE (3m x 4.5m) double aspect window outlooks including front angled bay, radiator, tv provision, wall lights, fireplace feature and stairs leading off.

First Floor

LANDING with window.

Main Double BEDROOM (3.4m x 3m) double aspect window outlooks, radiator and walk-in wardrobe/cupboard.

BEDROOM 2 (2.3m x 2.5m max) with side east window and radiator.

Re-modelled BATH/SHOWER ROOM (2.5m x 1.4m) colour coordinated flooring and tile finishes, towel radiator, fan, toilet, wash basin (in vanity unit) and shower bath with mixer taps, hand spray, rain shower, folding screen, etc.

OUTSIDE

Direct frontage to Rectory Street with main entrance. Side enclosed patio garden with personal door to the linked **GARAGE** (5.3m x 2.5m) with remote control door off Mowbray Court with light and power. Outside water tap.

SERVICES (not tested)

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

LOCAL AUTHORITY

North Lincolnshire Council

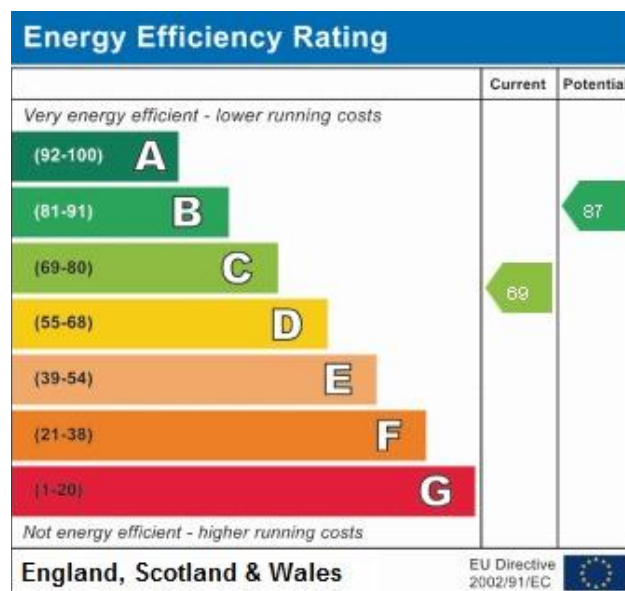
COUNCIL TAX Band ‘C’ (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





1, Mowbray Court, Epworth, DN9 1SR



Total Area: 62.9 m²

All measurements are approximate and for display purposes only. © The Square Space M2
www.thesquarespacem2.com

**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**

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