

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



19 Fountain Court, Epworth, DN9 1EG

- 1st Floor beautifully appointed ONE BED EN-SUITE apartment in a mixed residential/shop, vintage town centre courtyard scheme just off the Market Place in this fashionable and tourist attraction small country town with shops, restaurants, wine bar, hotel and good local amenities and facilities • Gas central heating • PVC double glazing • Beautiful decor • Good Rental investment – holiday home -owner occupation. •



£72,500 NO CHAIN



LOCATION

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

Shared Entrance and branching staircase.

First Floor

RECEPTION HALL with radiator and skylight window, wood grain pastel coloured flooring virtually throughout.

LOUNGE (3.7m x 2.8m) 2 PVC double glazed windows (with blinds), radiator, tv point, ample dining table space and open plan access to:-

KITCHEN (1.5m x 2.7m) continuous counter top, sink, tiled upstand, base and eye level cupboards and drawers, slide under space for fridge and washer, integrated hob, central heating boiler and sky light.

BEDROOM (3.3m x 3.5m) PVC double glazed window with blind, radiator, meter cupboard, access to roof space and doors to **EN-SUITE stylish SHOWER ROOM** (1.7m x 1.7m) with co-ordinated wall tiling and vinyl flooring, multi down lights, fan, towel radiator, vanity furnishings with integrated toilet and wash basin (with mixer tap and vanity mirror over), curve line shower cubicle, window, etc.

SERVICES (not tested)

All mains services

Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

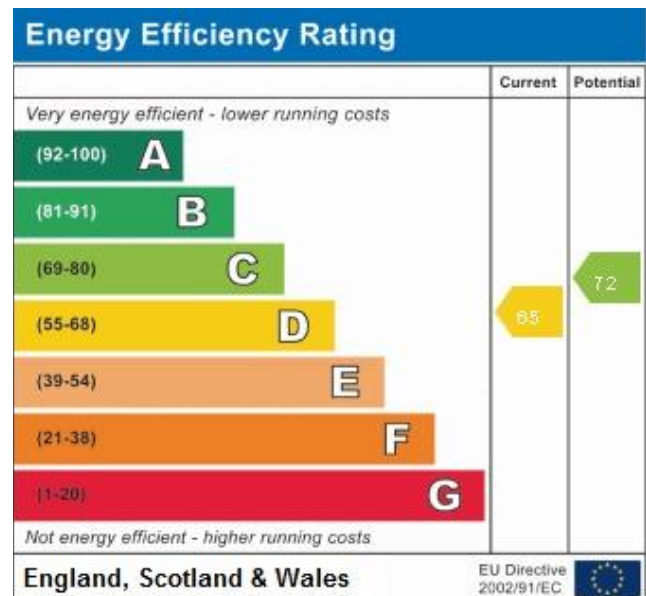
COUNCIL TAX Band ‘A’ (on-line enquiry)

TENURE

Leasehold. 125 years from May 1991

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





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