

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 65 Fieldside, Epworth, DN9 1DR

- Double fronted 3 Bed end town house • Exceptionally large rear garden with car access off Birchfield Road • Double glazing and gas heating • Conservatory • Downstairs toilet and upstairs modern Shower Room • Potential for further timely updating •



**£150,000 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)

**RECEPTION HALL** (2.1m x 1.9m) PVC front door, Savanna gas heater, possible media/study user potential, storage cupboards.

**Stairs LOBBY** with stairs leading off and understairs cloaks/store and J&S warm air heating unit.

**Through LOUNGE** (3.2m x 5.1m) front and rear window outlooks and warm air vents.

**Through KITCHEN DINER** (5.1m x 3.1m) base and eye level units, counter tops, sink (with mixer tap), slide under provision for appliances, warm air vent, etc.

**Rear HALL** (1.9m x 1.2m) with deep understairs store cupboard and access to Conservatory and ground floor toilet.

**CLOAKROOM** with wc and washbasin.

**CONSERVATORY** (3.7m x 4.3m) with views and access to the garden, gas heater, counter top, plumbing for washer, etc.

## First Floor

**LANDING** with rear outlook, cylinder/airing cupboard and fitted store cupboard.

**SHOWER ROOM** (1.6m x 2.2m) with wc, wash basin, vanity cupboard and large easy entry modern shower cubicle. Tiled décor, mirror, etc.

**Front Double BEDROOM 1** (3m x 4.1 max) warm air vent and full width range of fitted wardrobes/cupboards with sliding doors.

**Front Double BEDROOM 2** (3.3m x 3.1m) with gas heater, open front outlook, wardrobes and vanity unit.

**BEDROOM 3** (3.2m x 2m) with open rear outlook, warm air vent and full height wardrobe/cupboard.

## OUTSIDE

The house overlooks amenity space to the front.

Gated access to very large rear garden with paved patio, fruit trees, lawn, 2 garden sheds and established rear vehicular access off Birchfield Road to paved car standing and paved base for single Garage.

## SERVICES (not tested)

All mains services

Gas warm air and independent gas heaters.

## LOCAL AUTHORITY

North Lincolnshire Council

## COUNCIL TAX

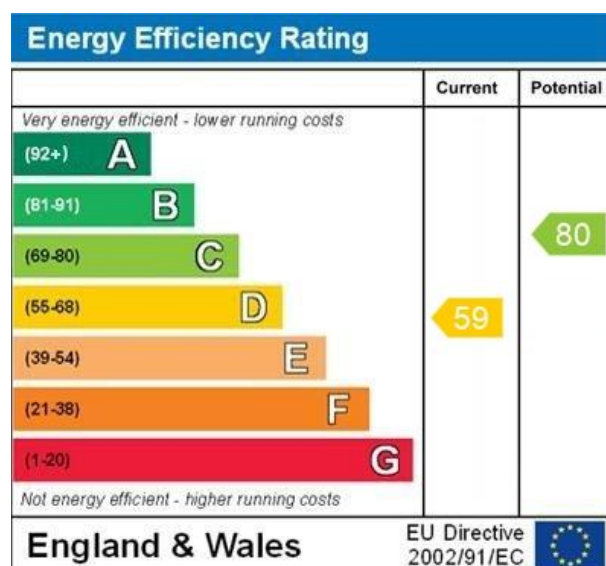
Band ‘A’ (on-line enquiry)

## TENURE

Freehold.

## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





65 Fieldside, Epworth, DN9 1DR



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