

GRICE &
HUNTER

Chartered Surveyors
Estate Agents & Valuers
Est 1924



10 Popplewell Terrace, Epworth, DN9 1HW

• 2/3 BED – Plans drawn for 1 bedroom and En-Suite Attic conversion – Regulatory approval in progress • Beautiful interior • Deep enjoyable landscaped garden • Forecourt 2 car parking • Converted attic space • New roof covering • New 'Wren' fitted Kitchen • New gas central heating boiler • New Bathroom • New Décor • New Flooring, Finishes, etc • Quiet location •



£200,000 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)

Wren fitted KITCHEN/DINER (4.7m x 3m) vinyl click flooring, navy blue plentiful units and luxury counter tops, resin sink, mixer tap, under cabinet lights, hob, fan oven, integrated dishwasher, slide in fridge freezer, boiler/utility cupboard with plumbing for auto washer, PVC double glazed double aspect windows, stable type door, down lights and tall radiator.

Understairs CLOAKS with wc and wash basin in vanity unit.

LOUNGE (3.6m x 4m) fitted carpet, front outlook, radiator, coving, wall and pendant lights, tv point, feature fireplace and electric fire.

Entrance HALL radiator, PVC front floor, click vinyl flooring and staircase to:-

1st floor LANDING with downlights and window.

Double BEDROOM 1 (3m x 3.6m) tv point, front outlook, feature character fireplace, downlights, radiator, large wardrobe cupboard with rail and shelf.

Double BEDROOM 2 (3.6m x 2.7m) rear garden view, radiator, downlights, drop down ladder to enlarged roof hatch.

ATTIC ROOF SPACE (4.8m x 4.7m) a conversion with tremendous versatility, floored with skylights and potential for Bedroom 3 (subject to any necessary Building Regs requirements).

Newly re-styled BATH/SHOWER ROOM (2.3m x 2.1m) with cushion flooring, chrome radiator, contrasting panel part décor, shaped bath with rain shower and handspray with shower screen, wc, wash basin in vanity unit, obscure glazed window, downlights and fan.

OUTSIDE

At the foot of the Popplewell Terrace cul-de-sac with forecourt turning and 2 car parking space.

Gated side access to very large landscaped and enjoyable garden with brick/tiled domestic outhouses (with electric, light and power), patio, bbq area, outside tap, seasonal plantings, pebbled area with further potential for summerhouse/home office.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators (new central heating boiler 2024)

NOTE

Potential to convert to 3 bed En-Suite (subject to Building Reg approval which is currently being sought) - See plan on last page for illustration purposes only.

LOCAL AUTHORITY

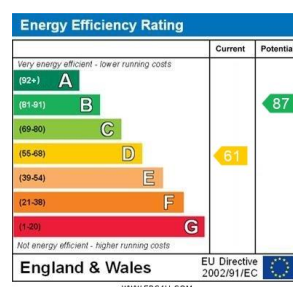
North Lincolnshire Council

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

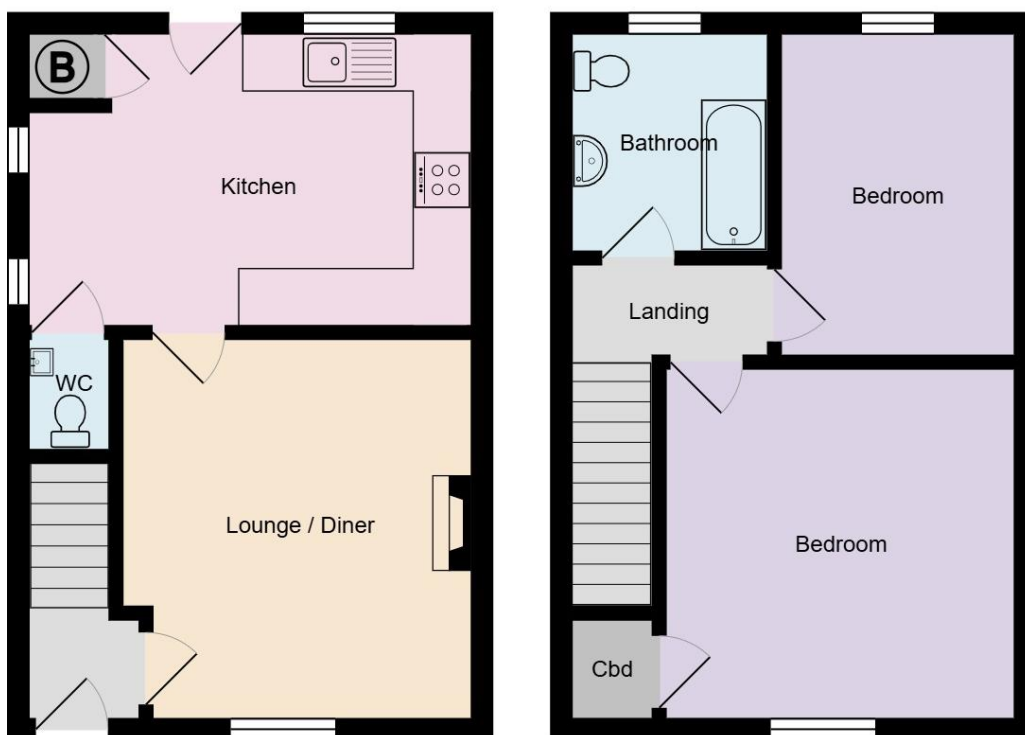
TENURE Freehold.

VIEWING

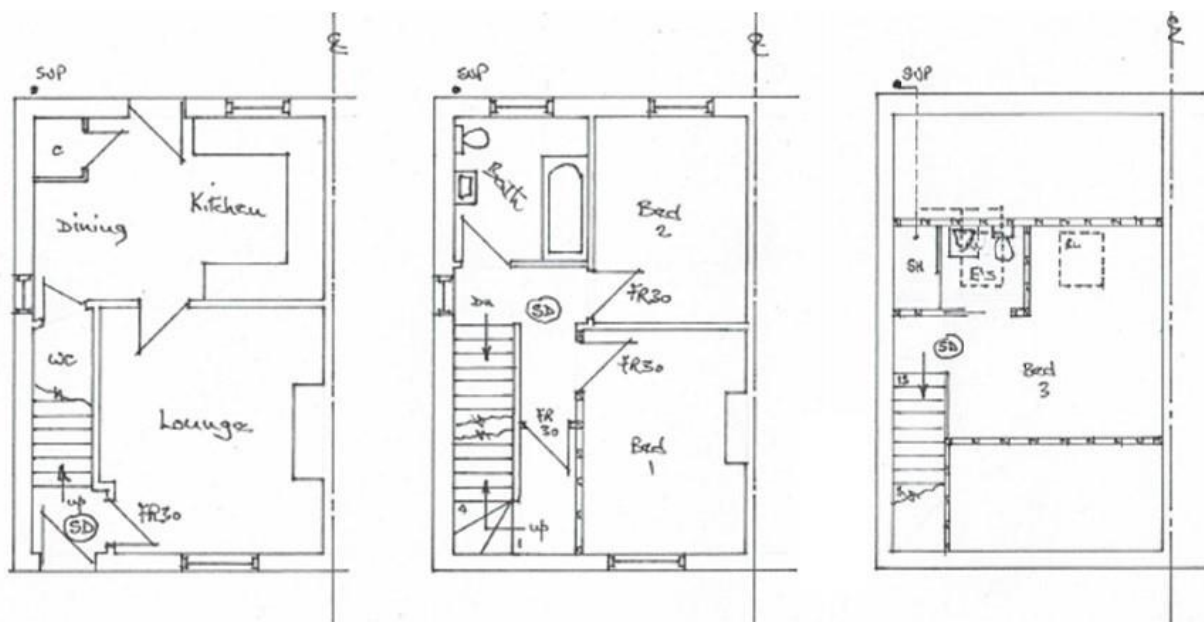
Strictly by prior appointment through Grice & Hunter 01427 873684







AWAITING BUILDING REGS APPROVAL



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.