

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



56 Burnham Road, Epworth, DN9 1BY

- A detached Bungalow in premier Epworth location • 2 Double Bedrooms • Wide frontage plot with open fields to the rear • Garage and large Outbuilding • Gas Central Heating •
- PVCu Double Glazing • Renovation or Redevelopment project (subject to planning) •
- Site Area about 700m² (0.17 acre) •



£295,000 NO CHAIN



Accommodation (room sizes approx. only)

SIDE ENTRANCE PORCH with radiator.

HALLWAY with radiator, parquet wood block flooring and built in storage.

LOUNGE (4.22m x 4.10m) a twin aspect room with PVCu double glazing, 2 radiators and coal effect gas fire.

DINING KITCHEN (3.42m x 4.10m) twin aspect with PVCu double glazing, radiator, fitted base cabinets with work tops and single drainer sink unit. Integrated oven and 4 ring gas hob with canopied extractor over. Extensive built in storage cupboards, corner pantry, plumbing for washer and dishwasher.

BEDROOM 1 (3.66m x 3.66m) with PVCu double glazed window and radiator.

BEDROOM 2 (3.22m x 3.0m) with PVCu double glazed window, radiator, gas central heating boiler and built in wardrobe.

SHOWER ROOM (2.60m x 2.42m) with shower cubicle, wash basin, radiator and towel rail. PVCu double glazed window.

Separate TOILET with w.c. and wash basin.

OUTSIDE

The bungalow occupies a generous sized plot with front, side and rear gardens.

Long driveway with parking space for several cars.

Attached SINGLE GARAGE (4.6m x 2.4m)

Attached WORKSHOP (3.5m x 1.9m) with gas and electric meters.

Detached OUTBUILDING (5.4m x 4.48m = 24m²gross internal) being former consulting rooms. Comprising three rooms and store.

SERVICES (not tested)

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

LOCAL AUTHORITY

North Lincolnshire Council

OUTGOINGS

Former Surgery building:
Rateable Value £2,900

Council Tax:

Band 'D' (on-line enquiry)

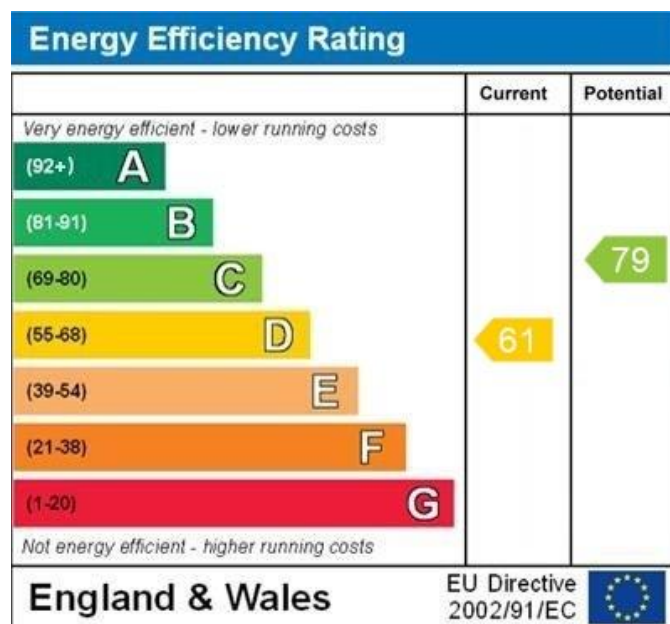
TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684.

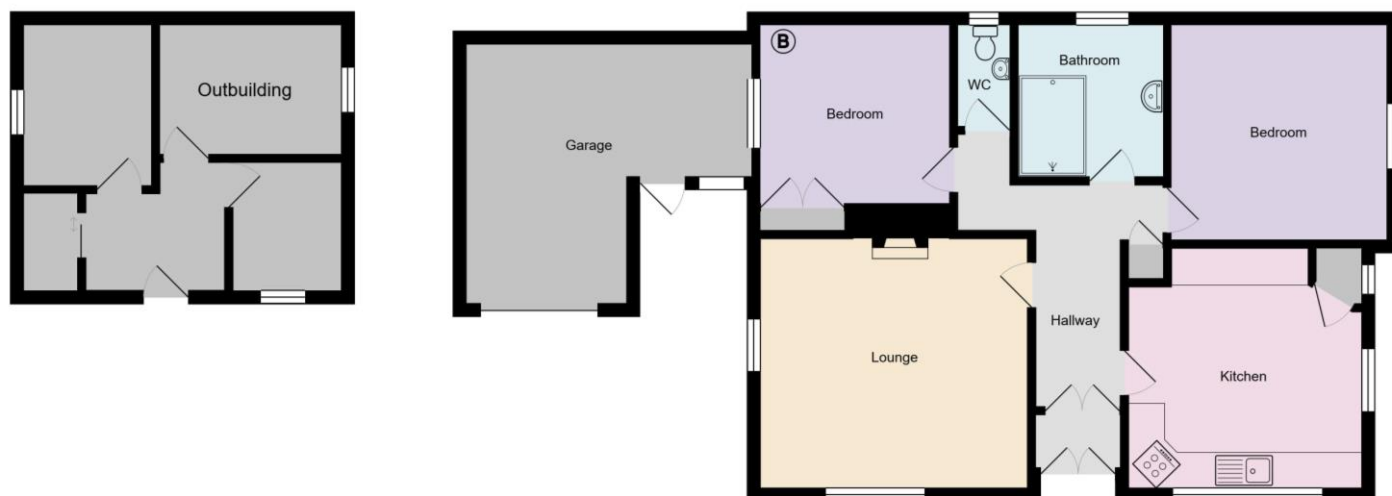
RELATED PARTY DISCLOSURE

An employee of Grice and Hunter is related to the Administrator of the estate.





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