



86a Fieldside, Epworth, DN9 1DP

- A 2 Bedroom first floor Maisonette • Gross internal area about 74 m² • Good sized Dining Kitchen •
- Bathroom with wc and separate Toilet • Both Bedrooms of double size • Convenient for the centre of this ever popular small town • Available with immediate vacant possession •

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL

First Floor

LANDING with walk in storage cupboard including electric meter. Storage radiator and fitted storage shelving.

LOUNGE (4.98m x 2.97m) with storage radiator.

DINING KITCHEN (4.18m x 2.97m) having modern units comprising stainless steel sink unit, base and wall cabinets, work top and breakfast bar. Electric cooker, automatic washer and storage radiator.

BEDROOM 1 (3.95m x 3.28m) with storage radiator, fitted wardrobe and vanity wall cabinet.

BEDROOM 2 (3.95m x 2.77m) with storage radiator.

BATHROOM (2.97m x 1.86m) including bath with Mira shower over, wc and wash basin. Electric towel radiator and airing cupboard.

TOILET with wc and wash basin.

OUTSIDE

Integral store place (1.8m x 1.5m) with electric light and power.

Communal Gardens

SERVICES (not tested)

- Mains water, electricity and drainage.
- Storage radiator heating.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

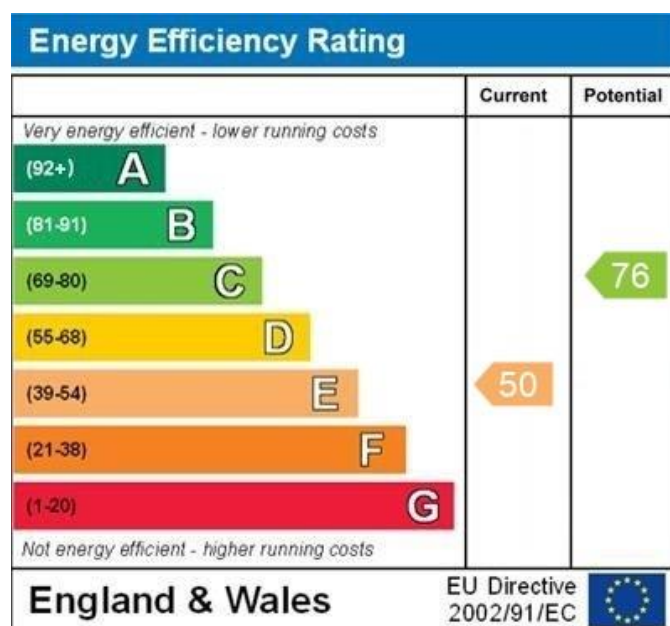
Band 'A' (on-line enquiry)

TENURE

Leasehold. Term of 125 years from December 2006. Service Charge calculated annually and therefore subject to change currently approximately £257.78 and Ground Rent approximately £10 (to be confirmed).

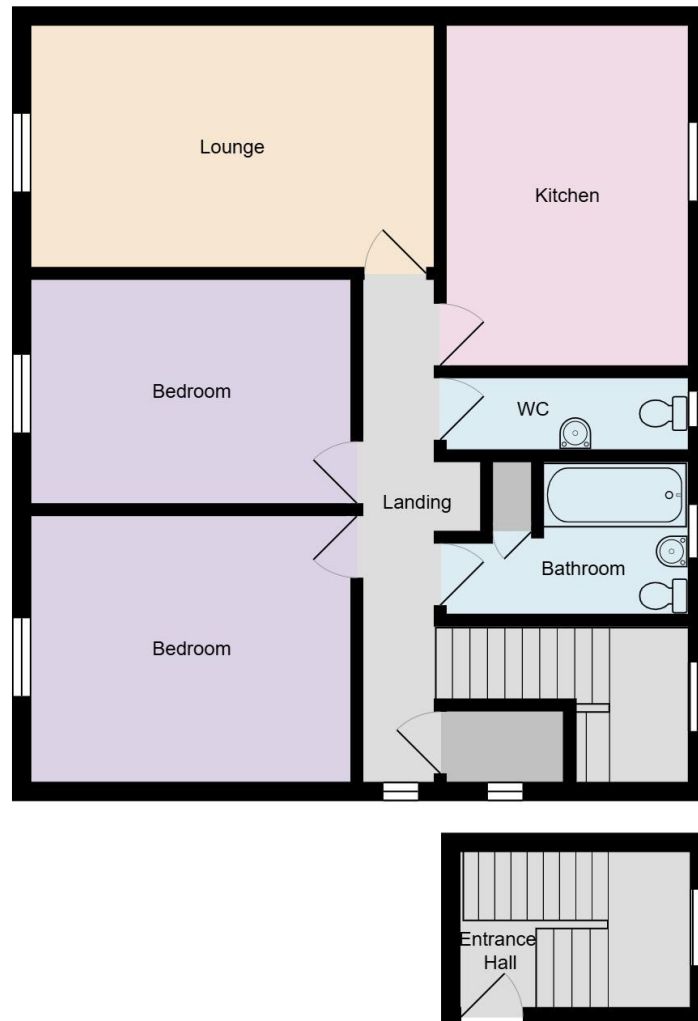
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





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