

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



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 •



£89,000 NO CHAIN



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

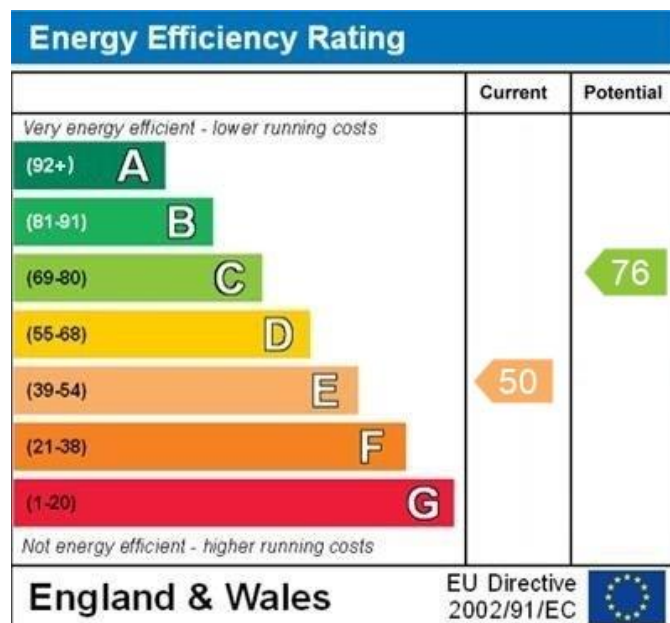
Band 'A' (on-line enquiry)

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).

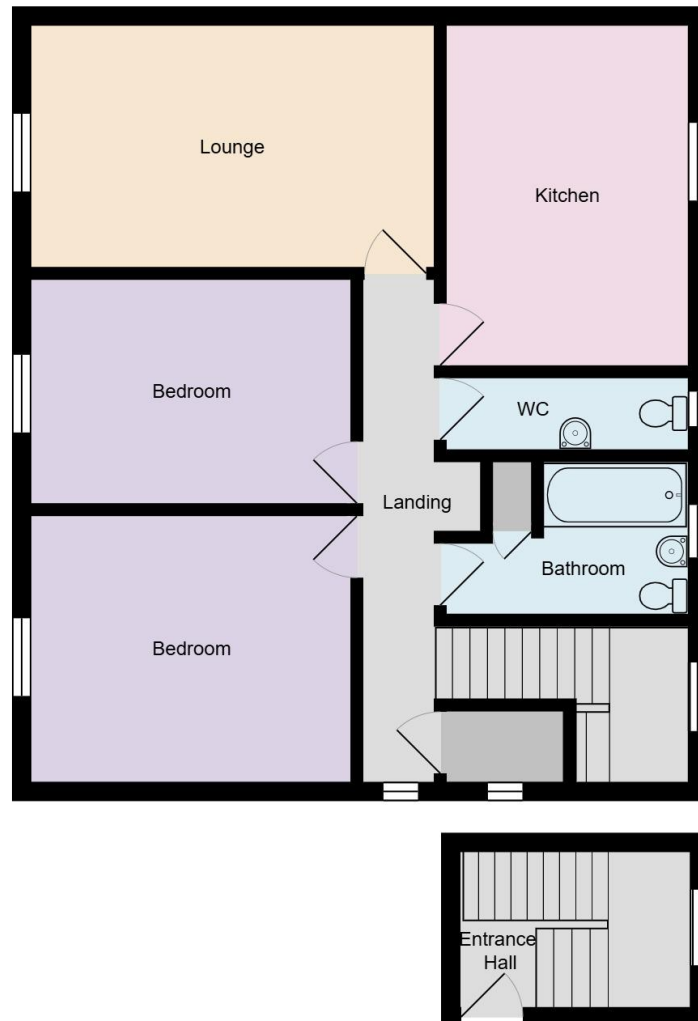
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





86a, Fieldside, Epworth, DN9 1DP



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Consumer Protection Regulations

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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.

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