

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



47 Eastfield Road, Epworth, DN9 1JQ

- An extended 2 Bedroom Semi Detached Bungalow • Gas central heating • PVCu double glazing • Convenient for central Epworth • Off street parking/garage • Sold as seen •



£155,000 NO CHAIN



Accommodation (room sizes approx. only)

Side entrance HALL with part glazed composite exterior door and radiator.

Inner HALL with airing cupboard including radiator.

LOUNGE (5.30m x 3.0m) with front facing bow window, decorative modern fireplace and radiator.

DINING KITCHEN (6.0m x 2.70m)
Kitchen area with fitted units to three sides including 1 ½ bowl sink, integrated double oven and 4 ring gas hob, plumbing for washer and dryer, space for fridge, base and wall cabinets. Radiator, and tiled flooring extending through to the Dining Area having side facing window, radiator and PVCu double glazed patio doors to rear garden.

BEDROOM 1 (3.75m x 3.0m) with radiator and rear facing window.

BEDROOM 2 (2.90m x 3.70m) with radiator and front facing window.

SHOWER ROOM (2.26m x 1.64m) fully tiled to walls and floor, cabinet wash basin and wc. 'Wet room' shower and radiator.

OUTSIDE

Front garden and side driveway. Fence and gated access to rear garden with Sectional Concrete **GARAGE** (2.7m x 4.7m) and Timber Garden Shed (2.0m x 0.6m).

SERVICES)

- All mains services.
- Gas central heating to radiators.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

LOCAL AUTHORITY

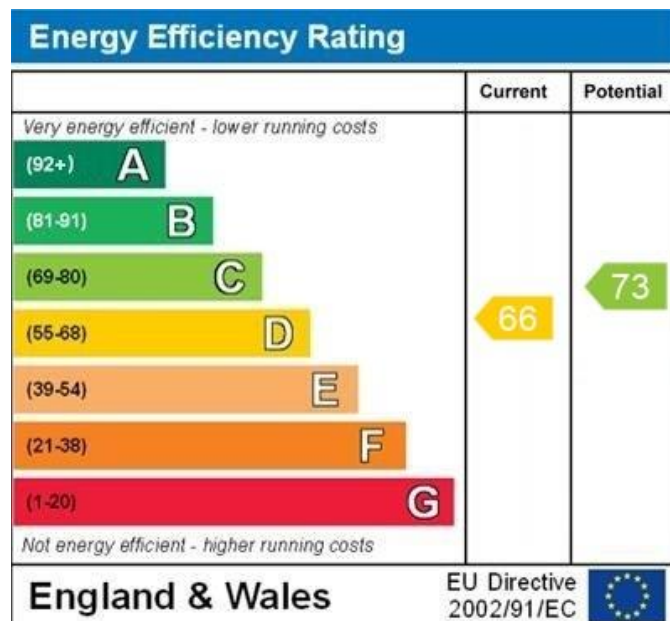
North Lincolnshire Council

COUNCIL TAX Band 'B' (on-line enquiry)

TENURE Freehold.

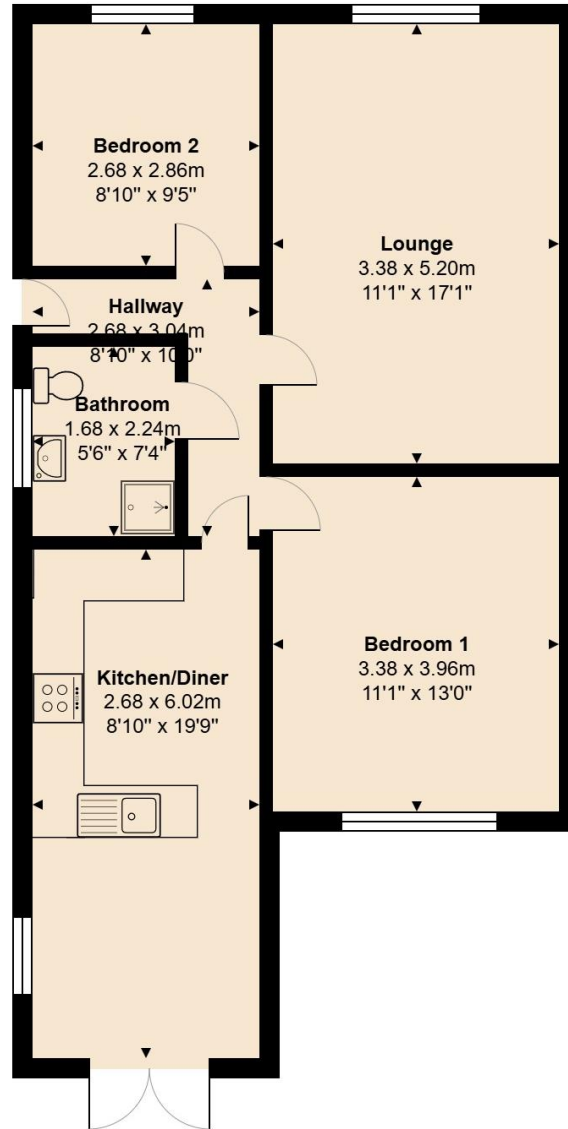
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





47 Eastfield Road



Total Area: 65.8 m² ... 708 ft²

All measurements are approximate and for display purposes only

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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.

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