

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



1 Fern Croft, Epworth DN9 1GE

- Detached Bungalow in one of the most convenient central locations Epworth can offer •
- Potential to convert to 3 Bed En-suite accommodation • Garage and good off road parking •
- Low maintenance corner plot • Gas central heating • PVCu Double Glazing



£235,000 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)

Porched front Entrance

Impressive **Reception HALL** radiator, coving, PVC double glazed main entrance (2.3m x 3.2m)

KITCHEN/DINER (5.5m x 2.6m) tiled floor to Kitchen section with “pear wood” plentiful units and counter tops, tiled upstands, eye level fan oven, gas hob, canopied fan, larder fridge, 1 ½ bowl sink, tv point, down lights and to dining section.

LOUNGE (6m x 3m widening to 4.4m) double aspect views, bay window, french doors to terrace, coving, radiator, tv point and manteled surround to enclosed living flame gas fire.

UTILITY ROOM (1.4m x 2.4m) tiled décor, radiator, central heating boiler, provision for washer etc, cylinder/airing cupboard.

BATH and SHOWER ROOM (4.9m x 1.5m) radiator, tiled finish, wash basin, bath, toilet, double sized shower cubicle, vanity light and power fan.

BEDROOM 1 (3.9m x 3m) coving, radiator and access to roof space.

BEDROOM 2 (2.8m x 4.5m) fully fitted with wardrobes and bedside/head finishings, radiator and coving.

OUTSIDE

Extensive frontage to Fern Croft, South and West facing paved terrace, low maintenance lawned garden, water tap and outside lights. Driveway and visitor parking, integral **GARAGE** (5.5m x 2.7m) with roller door, personal door, light, radiator, windows and **STORE** leading off (1.4m x 2.5m) with provision for radiator. This Garage and store would provide scope for conversion to additional Bedroom and En-suite (subject to all appropriate approvals).

SERVICES

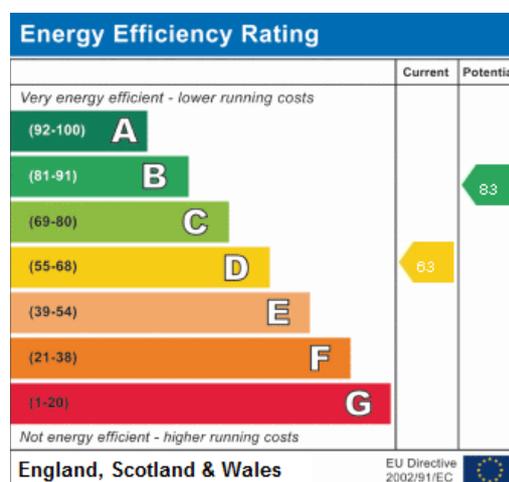
All mains services
Gas central heating to radiators.

TENURE

Freehold.

COUNCIL TAX Band B

VIEWING By prior appointment through Grice and Hunter – Epworth office. Tel. 01427 873684





Ground Floor

Approx. 106.7 sq. metres (1148.8 sq. feet)



Total area: approx. 106.7 sq. metres (1148.8 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

1 Fern Croft

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