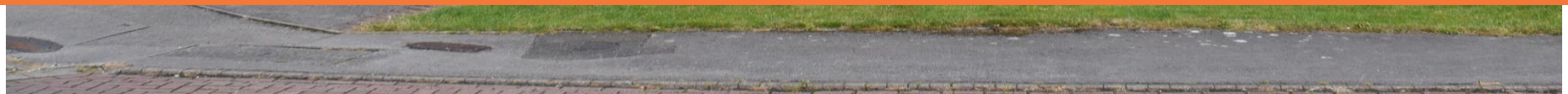




Waters Edge, Scawby Brook, Brigg



OFFERS OVER £125,000



## Key Features

- NO UPWARD CHAIN
- ENCLOSED REAR
- GAS HEATING
- EDGE OF TOWN
- 3 CAR PARKING
- NEW KITCHEN JUNE 2024
- COUNCIL TAX BAND A
- EPC RATING D





#### NO UPWARD CHAIN.

Situated on the western approach to the market town of Brigg this 2 bedroom semi detached home is considered an excellent investor or First Time Buyer opportunity. The home includes enclosed rear gardens together with parking for 3 cars. Internally the bay fronted Lounge is supplemented by a full width Dining Kitchen. Early viewing essential.

#### VIRTUAL TOUR

[CLICK HERE](#)



#### ENTRANCE

A canopied entrance with wood and glazed door opens to the Reception Lobby with radiator telephone point and stairs to the first floor.

#### LOUNGE 4m x 2.97m (13.1ft x 9.7ft)

A forward facing room with leaded double glazed square bay window, radiator, TV aerial point, laminated flooring, dark timber fire surround with marbled back and hearth and inset coal effect gas fire and deep under stair cupboard.

#### DINING KITCHEN 3.91m x 2.51m (12.8ft x 8.2ft)

Re-appointed in June 2024 with a range of modern white fronted units with contrasting tops to include a single stainless steel sink unit with cupboards under, space and plumbing for a washing machine, space for tumble dryer, inset four burner, gas hob with extractor over and oven under, six units at eye level, wall mounted gas fired central heating boiler, radiator, tiled splash areas, UPVC double glazed window and rear personnel door.

#### LANDING

Spindle balustrade rail, access to the roof space, airing cupboard, and UPVC double glazed window.

#### BEDROOM 1 3.24m x 3.9m (10.6ft x 12.8ft)

A forward facing double room with leaded double glazed window, radiator and bulkhead covered. (Maximum measurements.)

#### BEDROOM 2 3.29m x 1.92m (10.8ft x 6.3ft)

A rear facing room with leaded double glazed window and radiator.



#### BATHROOM 1.67m x 1.92m (5.5ft x 6.3ft)

Appointed with a suite in white to include a close coupled WC, pedestal wash hand basin, panelled bath with mixer shower attachment, radiator, extractor fan, UPVC double glazed window and tiling to the splash and shower areas.

#### OUTSIDE

The property occupies a corner position that is fronted by an open plan buffer garden and a tarmac side drive, allowing parking for one car, leads to twin timber gates beyond which there is a further 2 car tarmac reception drive. Immediately to the rear of the property there is a flagged terrace with small lawn area and steel shed. The rear is enclosed by walling and fencing to ensure a degree of security and privacy.

#### KEY FACTS FOR BUYERS

[CLICK HERE](#)

#### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

#### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

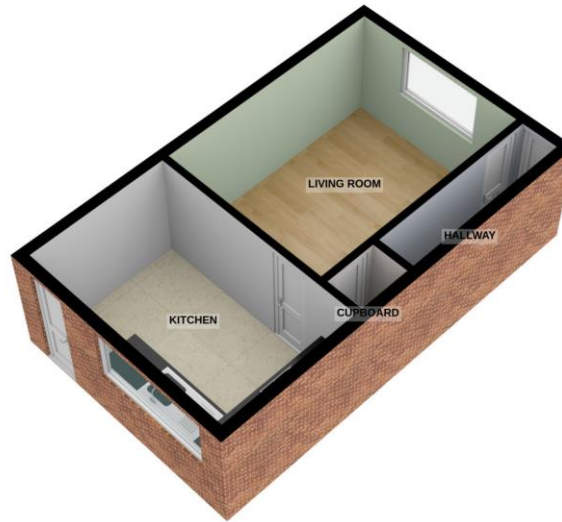
#### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

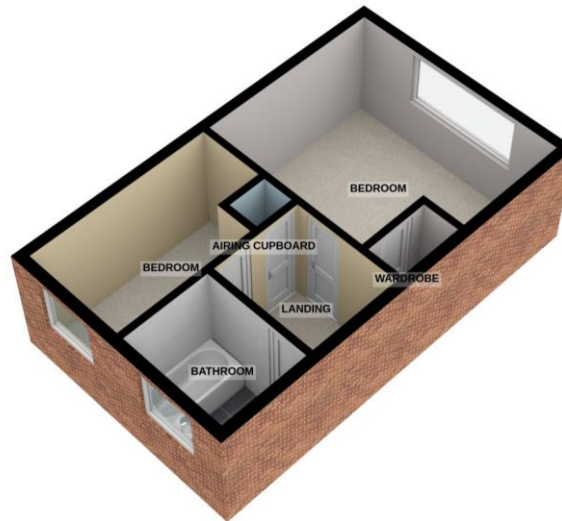
#### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (52.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 