



Ash Grove, Brigg



3



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£135,000



Key Features

- CLOSE TO TOWN CENTRE
- SECURE PARKING
- EASY MAINTENANCE GARDENS
- TILED BATHROOM
- COUNCIL TAX BAND A
- EPC RATING D
- FREEHOLD





Conveniently situated to take advantage of the town centre amenities this traditional semi detached family home offers 3 bedroom accommodation with driveway parking. The secure rear gardens are designed for ease of maintenance and the benefits from both gas heating and double glazing. Early viewing strong advised.

Entrance

A composite door opens to the reception lobby, with coving, laminated flooring, radiator, and stair the first floor.

Lounge 3.35m x 4.13m (11'0" x 13'6")

Forward facing room with UPVC double glazed picture window, coving, radiator, TV, aerial point, and reconstituted stone and timber display recess with side prints.

Vestibule

With walk-in under stair cupboard with double glazed window.

Kitchen 3.50m x 2.12m (11'6" x 7'0")

Appointed with a range of high and low cream fronted units with contrasting grey work surfacing to include inset, single, stainless steel sink unit with cupboards under, an additional four base units, built-in refrigerator and freezer, a further three units at eye level, cupboard housing the gas fired central heating boiler, laminated flooring, t2 UPVC double glaze windows, tiled splash areas, coving, radiator and rear personnel door

Landing

Access to the roof space, coving and UPVC double glazed window.

Bedroom 1 2.96m x 2.77m (9'8" x 9'1")

A forward facing double room with UPVC picture window, built in wardrobe, radiator and TV aerial point.

Bedroom 2 3.07m x 2.45m (10'1" x 8'0")

A rear facing room with UPVC double glazed window, coving, ceiling rose, telephone point, radiator and built in cupboard.

Bedroom 3 2.66m x 2.13m (8'8" x 7'0")

A further rear facing room with UPVC double glazed window and radiator.

Bathroom

Tiled to full height with marble effect tiles and appointed with a suite in white to include a close coupled wc, vanity wash hand basin, panelled bath with mixer shower attachment, UPVC double glazed window, coving and chrome radiator.

Outside

The property is fronted by a block and brick wall with an area of synthetic grass beyond and wrought iron gates open to a 3 car drive. The enclosed rear garden again features an area of easily maintained synthetic grass and a flagged patio. a timber Garden Shed completes the home.

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

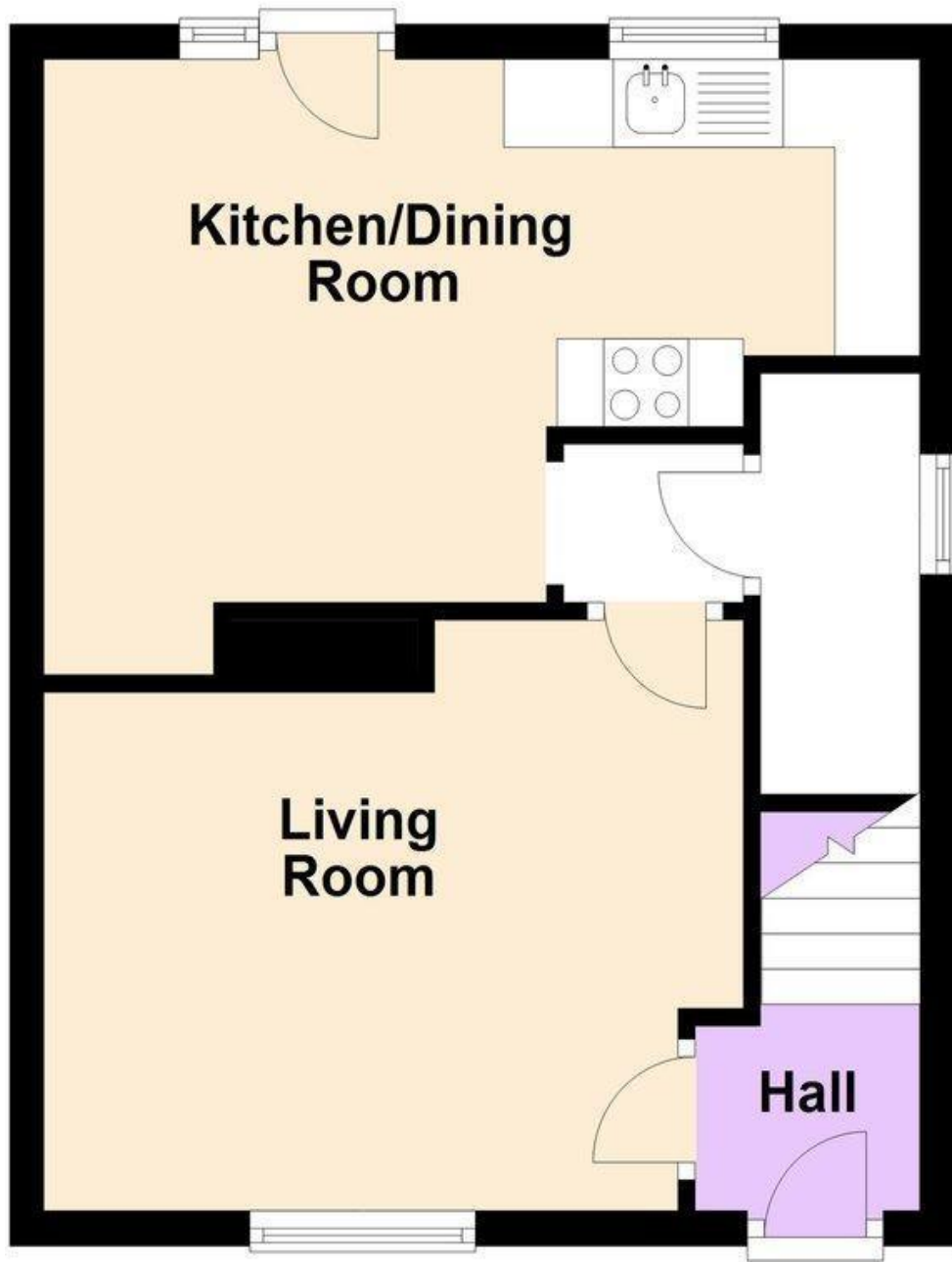
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

Anti Money Laundering and Referrals

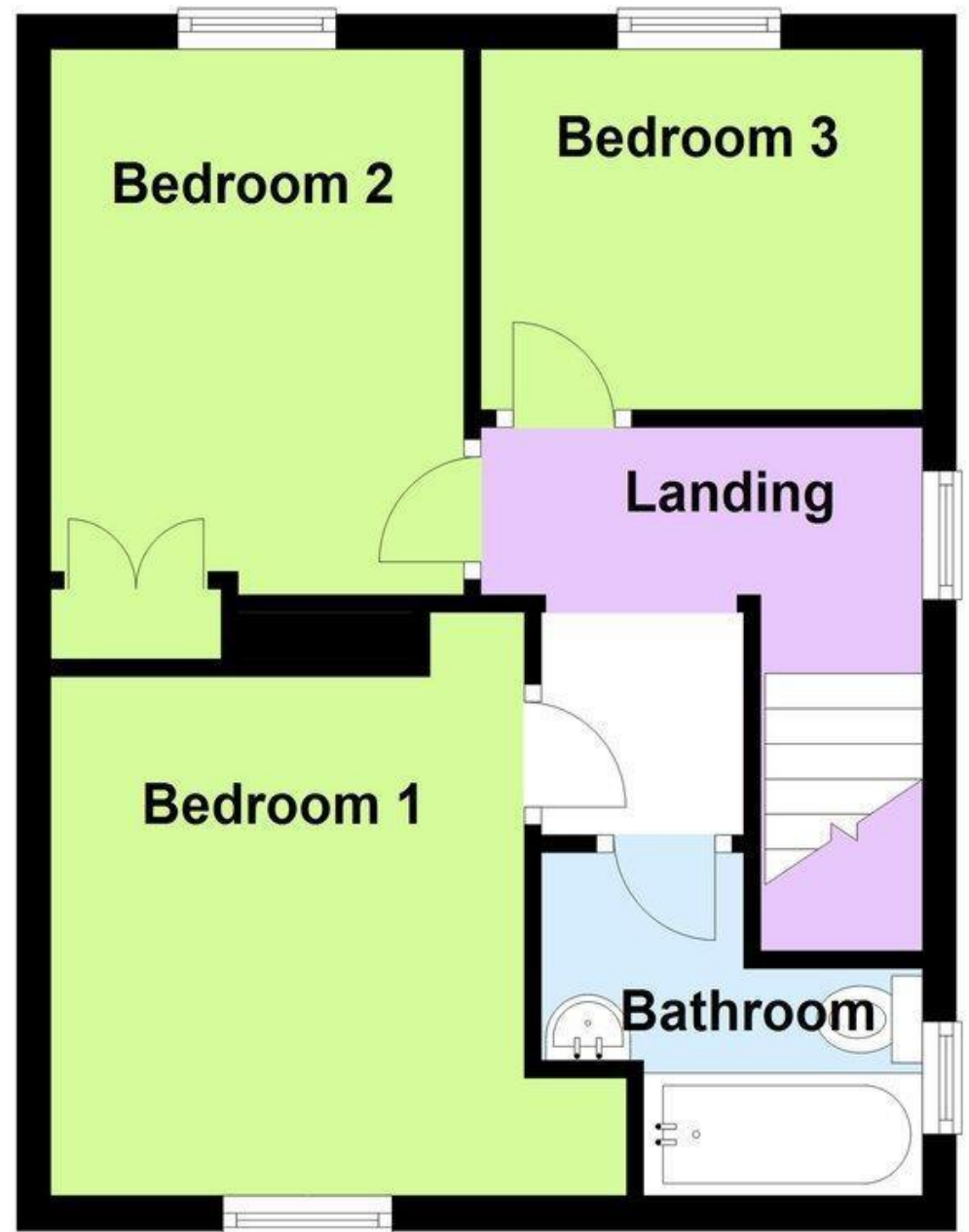
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

