



Churchill Ave, Brigg



**£175,000**

- NO UPWARD CHAIN
- PARKING AND GARAGE
- UPGRADING REQUIRED
- 26' LOUNGE/DINER
- GARDEN
- WARM AIR HEATING
- COUNCIL TAX BAND C
- EPC D



**NO UPWARD CHAIN.**

Priced to reflect the upgrades required this 3 bedroom detached house enjoys broad reception parking together with a detached GARAGE. The home includes a 26' Lounge/Diner, Kitchen with a range of white units and a first floor Bathroom. An excellent opportunity to acquire a first family home in an established residential area.

### **ENTRANCE**

A Pvcu door opens to a Reception Lobby with store cupboard and stair to the first floor.

**LOUNGE/DINER** 8.07M max x 2.26m min widening to 3.56m (26'6" max x 7'5" min widening to 11'9")

A dual aspect room with Pvcu double glazed bow window to the front and further window overlooking the rear garden, gas point and TV aerial point.

**KITCHEN** 3.25m x 2.18m (10'8" x 7'2")

Appointed with a range of high and low white fronted units with matching tops and contrasting cobalt blue tiled splash areas and including an inset vinyl sink unit, plumbing for an automatic washing machine, venting for a tumble dryer, refrigerator space, inset electric hob with extractor over and oven under, Pvcu double glazed window to the side aspect, deep under stair Larder cupboard, spot lights, gas fired warm air boiler and rear entrance door.



## LANDING

Access to the roof space, airing cupboard and Pvcu double glazed window.

### **BEDROOM 1** 4.43m x 2.60m (14'6" x 8'6")

A forward facing double room with Pvcu double glazed window.

### **BEDROOM 2** 3.56m x 2.59m (11'8" x 8'6")

A further double room with Pvcu double glazed window overlooking the rear garden.

### **BEDROOM 3** 2.98m x 1.86m (9'10" x 6'1")

A forward facing room with bulkhead cupboard and Pvcu double glazed window.

### **BATHROOM** 2.02m x 1.70m (6'7" x 5'7")

Appointed with a suite in white to include a panelled bath with electric shower over, pedestal wash hand basin, low flush wc, tiled to half height and panelled to the shower area, Pvcu double glazed window and spot lights.

## OUTSIDE

The property is fronted by a broad block paved reception area and a side drive leads to the detached brick built Garage with up and over door and Pvcu double glazed window. The remainder of the rear is laid to grass with a shale topped area to the rear of the Garage.

## 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 C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

## FLOOR PLANS

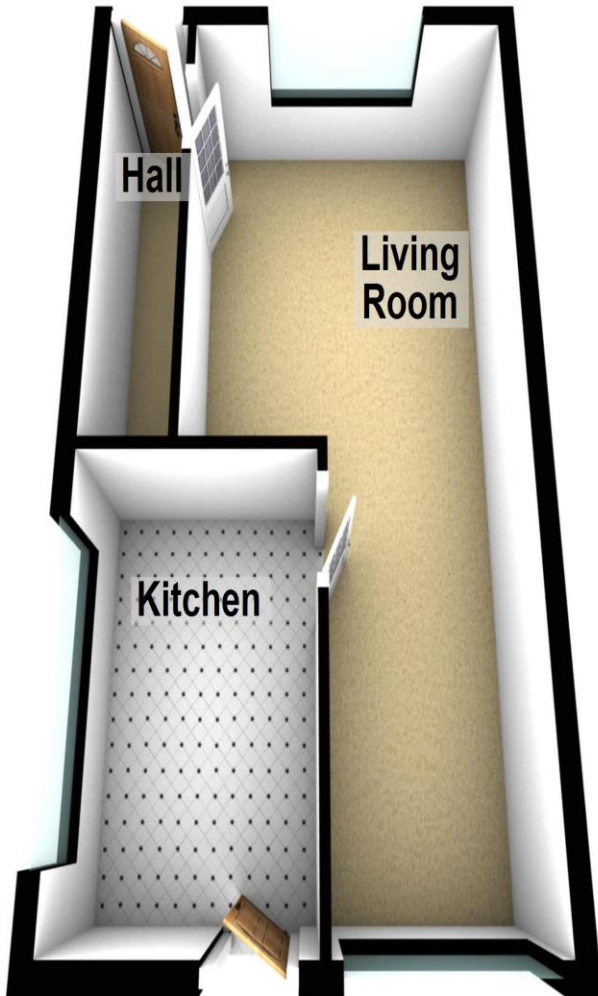
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### **ANTI MONEY LAUNDERING AND REFERRALS** 0.00m x 0.00m (0'0" x 0'0")

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.

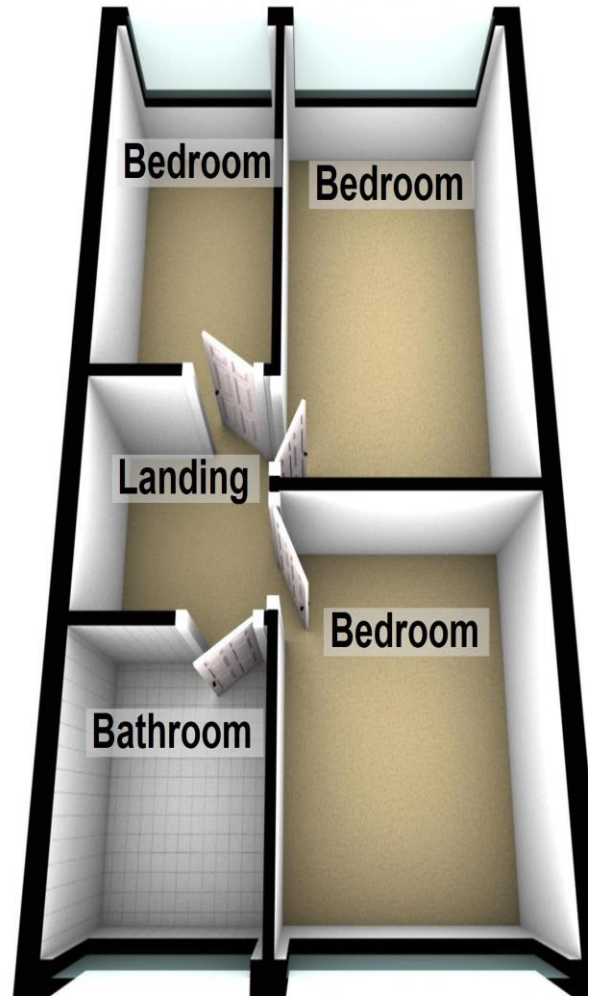
## Ground Floor

Approx. 31.9 sq. metres (343.6 sq. feet)

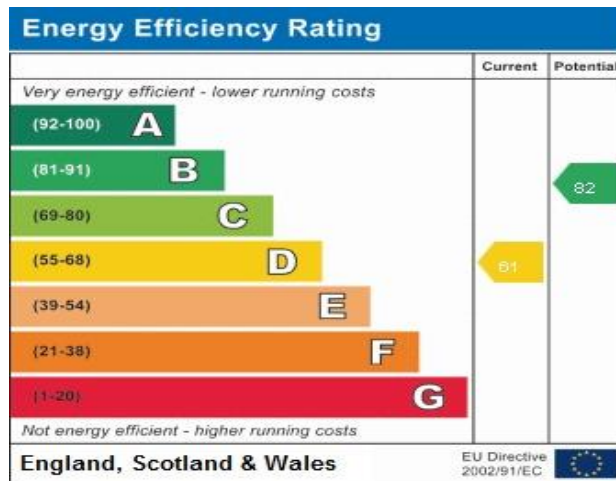


## First Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



Total area: approx. 63.8 sq. metres (687.2 sq. feet)



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