



Albert street, Brigg



4



2



3



£265,000



## Key Features

- CONVENIENT FOR TOWN CENTRE
- 26' MODERN KITCHEN
- GARAGE AND WORKSHOP
- COURTYARD GARDEN
- 2 RECEPTION ROOMS
- STUDY
- EPC RATING D
- FREEHOLD





**NO UPWARD CHAIN.** This 4 bedroom double fronted detached townhouse and garage is convenient for the town centre amenities. Priced to reflect the works required, the home includes 2 generous reception rooms, study and ground floor shower room. The dual aspect 26' contemporary kitchen with appliances proves a striking focal point and the bedrooms are served by a modern bathroom with both walk-in shower and bath. The courtyard garden is private and secure.

#### **HALL**

A 6 panel door, with decorative fanlight over, opens to the hall with decoratively tiled floor, cornice and stair to the first floor.

#### **LOUNGE 4.26m x 3.82m (14'0" x 12'6")**

A generous forward facing room with walk-in splay bay with sash windows to the front, cornice, radiator and painted fire surround with decoratively tile slips, flagged hearth and open grate and book shelving to either side.

#### **DINING ROOM 4.26m x 2.78m (14'0" x 9'1")**

A rear facing multi use room ideal for informal socialising with walk-in double glazed square bay overlooking the courtyard. The room includes cornice, radiator and timber flooring.

#### **BREAKFAST KITCHEN 7.94m x 4.08m (26'0" x 13'5")**

A dual aspect room extensively appointed with a range of contemporary grey fronted units with contrasting tops to include large island bar with inset sink unit, electric hob, dishwasher, wine cooler and cupboards and drawers under, a further bank of units to one wall with 3 ovens, integrated larder refrigerator and separate freezer. There is also a seating area focused on the brick lined fireplace with inset cast iron stove.

#### **UTILITY 3.20m x 2.00m (10'6" x 6'7")**

A practical space with additional worktop with inset single sink unit, space and plumbing for automatic washing machine and side entrance door.



#### **SHOWER ROOM**

appointed with a suite in white with contrasting tiling and including a close coupled wc, pedestal wash hand basin, tiled shower area with both rainwater head and hand held attachment, period style towel radiator.

#### **STUDY 3.29m x 2.02m (10'10" x 6'7")**

Requiring decoration and floor covering. French doors to the side.

#### **LANDING**

A rear facing space with spindle gallery rail, cornice and skylight.

#### **BEDROOM 1 3.58m x 3.16m (11'8" x 10'5")**

A forward facing room with splay bay with sash windows, cornice, radiator and walk-in Dressing area.

#### **BEDROOM 2 3.58m x 3.40m (11'8" x 11'2")**

A further forward facing room with splay bay with sash windows, laminated flooring, cornice and radiator.

#### **BEDROOM 3 3.40m x 2.94m (11'2" x 9'7")**

A rear facing room with double glazed window, radiator and cornice.

#### **BEDROOM 4 2.50m x 2.48m (8'2" x 8'1")**

The final forward facing room with cornice and radiator.

#### **BATHROOM 2.94m x 2.64m (9'7" x 8'8")**

Appointed with a period style suite in white to include a free standing double ended bath with side telephone mixer tap, close coupled wc, pedestal wash hand basin, glazed and tiled walk-in shower enclosure with both rainwater head and hand held attachment, period style towel radiator, double glazed window and spot lights.

#### **OUTSIDE**

The property occupies a corner plot and access to the secure rear Courtyard is via a side gate. The Courtyard includes a central circular bed with broad walkways. A detached brick and pitched tile GARAGE with attached Workshop area completes the property.





### 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

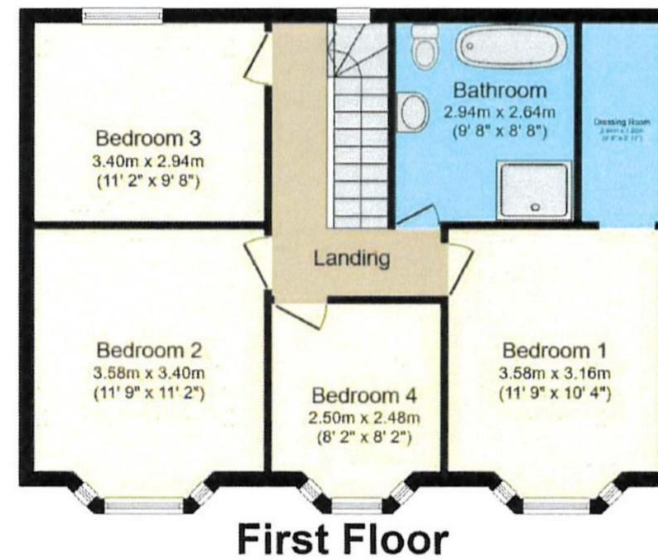
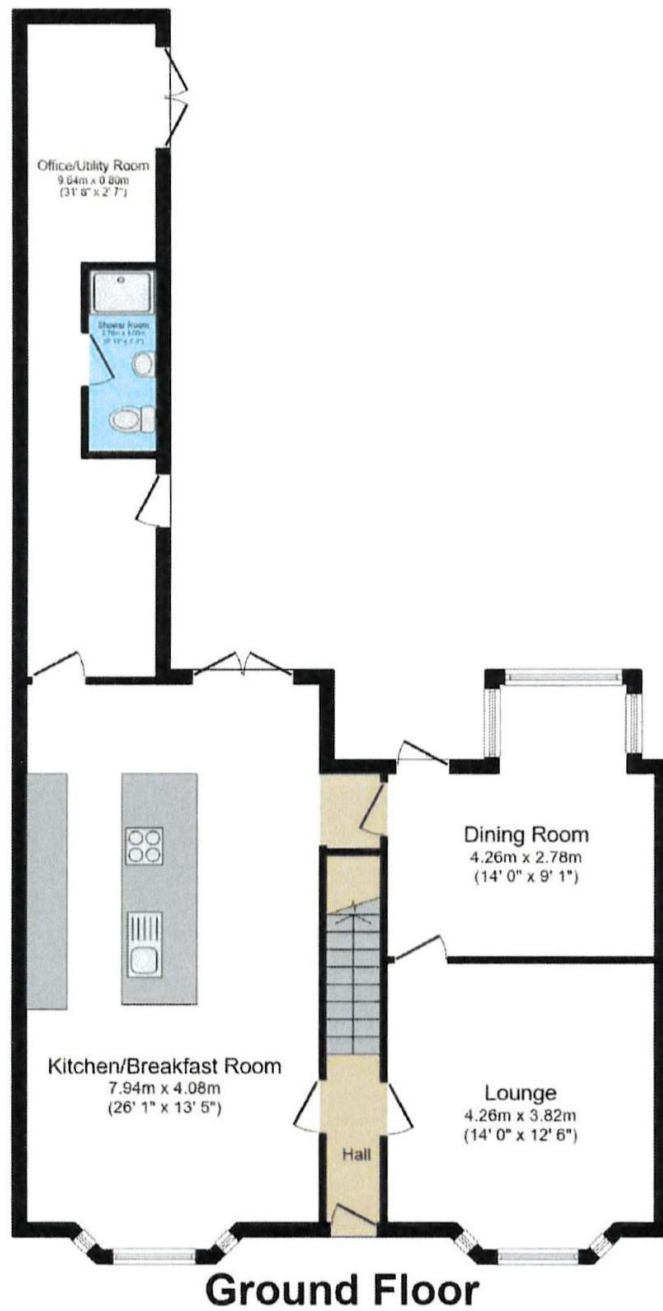
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative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











Total floor area 152.7 sq.m. (1,643 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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 