



St. Bernard Close, Broughton



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£155,000



## Key Features

- NO UPWARD CHAIN
- 3 BEDROOM SEMI HOME
- 17'3 LOUNGE
- BEECH STYLE DINING KITCHEN
- UTILITY
- FIRST FLOOR BATHROOM
- EPC RATING D
- FREEHOLD





#### NO UPWARD CHAIN.

Well presented 3 bedroom semi detached home with garage in well respected residential area. The property includes a forward facing 17'3 Lounge with modern electric fire, oak effect Dining Kitchen and Utility/Conservatory to the rear. The 3 first floor bedrooms are served by a family bathroom with over the bath shower. In addition to the integral Garage there is reception parking and enclosed gardens to the rear.

THE PROPERTY IS CURRENTLY TENANTED.  
VACANT POSSESSION UPON COMPLETION.

#### ENTRANCE PORCH

With radiator, laminated flooring, Pvcu double glazed windows and door to

#### LOUNGE 5.27m x 3.25m (17.3ft x 10.7ft)

A forward facing room with Pvcu double glazed window, laminated flooring, radiator, coving, Tv aerial point, telephone point and timber fire surround with inset modern, pebble effect electric fire.

#### DINING KITCHEN 5.78m x 2.45m (19ft x 8ft)

Appointed with a range of high and low oak effect fronted units with granite style work tops including single sink unit, inset gas hob with extractor over and electric oven under, breakfast bar, double glazed patio doors to the rear garden and door to

#### CONSERVATORY / UTILITY 3.34m x 1.83m (11ft x 6ft)

Comprising of Pvcu double glazed panels over brick plinths with plumbing for an automatic washing machine and rear door.

#### INNER HALL

With return stair with cupboard under, radiator and Pvcu double glazed window on the half Landing.

#### BEDROOM 1 4.17m x 3.22m (13.7ft x 10.6ft)

A forward facing double room with Pvcu double glazed window, radiator and coving.

#### BEDROOM 2 3.27m x 3.23m (10.7ft x 10.6ft)

A further double room with Pvcu double glazed window to the rear and radiator.

#### BEDROOM 3 3.19m x 2.49m (10.5ft x 8.2ft)

With Pvcu double glazed window to the front aspect and radiator.

#### BATHROOM 2.49m x 2.31m (8.2ft x 7.6ft)

Appointed with a suite in white to include low flush wc, pedestal wash hand basin, panelled bath with shower over, radiator, coving, Pvcu double glazed window and cupboard housing the gas fired combination boiler.

#### OUTSIDE

The property is fronted by a deep gravel topped area and a side drive leads to the integral SINGLE GARAGE. A side gate allows access to the enclosed rear garden with small lawn, raised bed and timber shed.

#### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address:  
ST. BERNARD CLOSE, BROUGHTON, N. LINCS

