



Glebe Road , Brigg



3



1



2

£118,000



Key Features

- NO UPWARD CHAIN
- CLOSE TO TOWN CENTRE
- 2 RECEPTION ROOMS
- 3 STOREY HOME
- FLAGGED GARDEN
- COUNCIL TAX BAND A
- EPC RATING E





A traditional 3 bedroom center terrace townhouse arranged over 3 floors. Offered with the benefit of NO UPWARD CHAIN and vacant possession it briefly comprises of a forward facing lounge with open fire, dining room, galley style kitchen and ground floor bathroom. to the first floor there are 2 double bedrooms and the the 3rd double bedroom is on the 2nd floor. The property benefits from gas heating and part uPvc double glazing and there is an easily maintained garden to the rear.

DINING ROOM 3.79m x 3.66m (12'5" x 12'0")

A forward facing room with uPVC double glazed window, radiator and uPVC Entrance door.

LOUNGE 4.02m x 3.78m (13'2" x 12'5")

Ideal as a separate family room with double glazed window overlooking the rear Utility, radiator and shelved under stair storage cupboard.

KITCHEN 3.17m x 1.95m (10'5" x 6'5")

An galley style kitchen well appointed with a range of traditional pine effect fronted units with contrasting granite style work surfacing to include inset 1 1/2 bowl stainless steel sink units with cupboards and drawers under, a further four base units with recess housing for an electric cooker with extractor hood over, larder store and 4 pelmeted units at eye level, complimentary tiling to the splash areas, 2 windows overlooking the side utility and uPVC personnel door.

UTILITY ENTRANCE 3.24m x 1.66m (10'7" x 5'5")

A practical entrance with plumbing for a washing machine, space for refrigerator and freezer, sloping translucent roof, uPVC rear door and matching side windows.

BATHROOM 2.24m x 1.98m (7'4" x 6'6")

Appointed with a modern suite in white to include paneled bath with mixer tap shower attachment, pedestal wash

hand basin, close coupled wc, complimentary tiling to the shower area and to half height on the remaining walls, window and cupboard housing the gas fired central heating boiler.

LANDING

With turned spindle balustrade rail, radiator and stair to 2nd floor.

BEDROOM 1 3.80m x 3.47m (12'6" x 11'5")

A light south facing room with uPVC window, radiator and deep walk-in store cupboard

BEDROOM 2 3.79m x 3.32m (12'5" x 10'11")

With uPVC double glazed window to the rear aspect, radiator and dado rail.

BEDROOM 3 3.89m x 3.45m (12'10" x 11'4")

Situated on the 2nd floor and including uPVC dormer window to the rear aspect, spindle balustrade rail, radiator and access to eave storage space.

OUTSIDE

The property is bounded to the front by brick walling beyond which there is a gravel topped buffer garden. Side pedestrian access opens to an enclosed, easily maintained patio style flagged garden.

Note: There is a shared pedestrian right of way across the rear of 45 Glebe Rd in favour of the neighbouring properties.

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 REFFERALS

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.



Floorplan

45 Glebe Rd, Brigg, N.Lincs. DN20 8QG



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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