



Albert Street, Brigg



**£132,000**

- CONVENIENT FOR TOWN
- NO UPWARD CHAIN
- THROUGH LOUNGE/ DINER
- ENCLOSED REAR GARDENS
- INVESTOR/FTB OPPORTUNITY
- COUNCIL TAX BAND A
- TENURE : FREEHOLD
- EPC RATING D



## ATTENTION FIRST TIME BUYERS AND INVESTORS.

Traditional 2 bedroom terrace home with off road parking in highly respected location convenient for the the town centre.

The property briefly includes a 22'4 forward facing Lounge, Kitchen appointed with a range of modern white units and a ground floor Bathroom with suite in white. The first floor comprises of 2 bedrooms and there is vehicle access to the rear Courtyard.

NO UPWARD CHAIN.

### ENTRANCE

Pvcu door to Lobby with radiator and stair to first floor.

### LOUNGE/DINER 3.25m x 6.91m (10'8" x 22'8")

A flexible Living area with Pvcu double glazed window to the front.

### KITCHEN 3.02m x 3.46m (9'11" x 11'5")

Appointed with a modern range of high and low white gloss fronted units with granite style tops with inset sink unit, slate effect tiled floor, ceiling beam, spot lights, Leisure 5 burner gas range with chimney style extractor and opening to

### REAR ENTRANCE AREA 1.25m x 1.37m (4'1" x 4'6")

With Pvcu double glazed French doors to the rear courtyard.



## UTILITY

Plumbing for an automatic washing machine.

## BATHROOM 1.46m x 2.59m (4'10" x 8'6")

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with shower over, part tiled walls, wall mounted combination boiler, vertical radiator and tiled floor.

## FIRST FLOOR

### BEDROOM 1 3.20m x 3.20m (10'6" x 10'6")

With Pvcu double glazed window to the rear and radiator.

### BEDROOM 2 2.48m x 3.42m (8'1" x 11'2")

With Pvcu double glazed window to the front aspect, radiator and access to the roof space.

## OUTSIDE

There is a drop kerb leading from Bigby Road which allows for off road parking in the rear courtyard garden. ( Granted in 1979 by North Lincolnshire council )

## 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

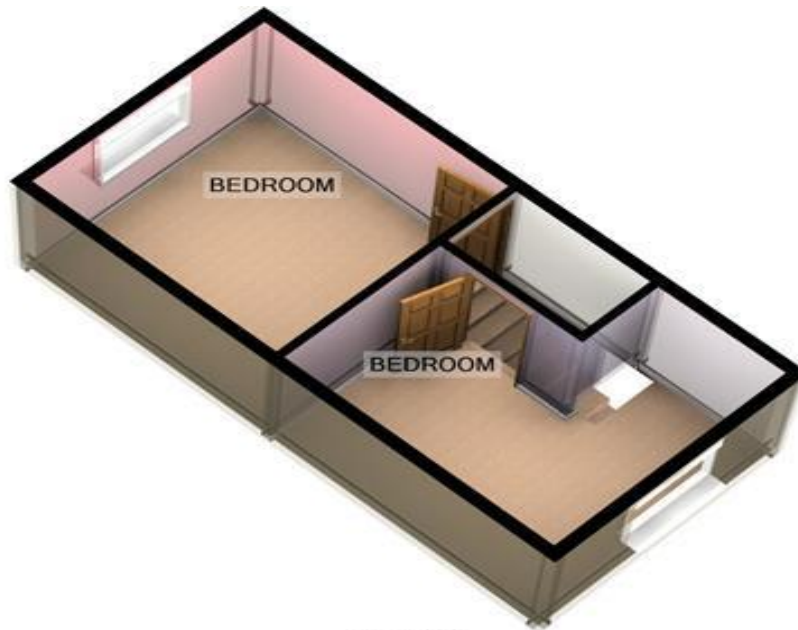
We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

## 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.



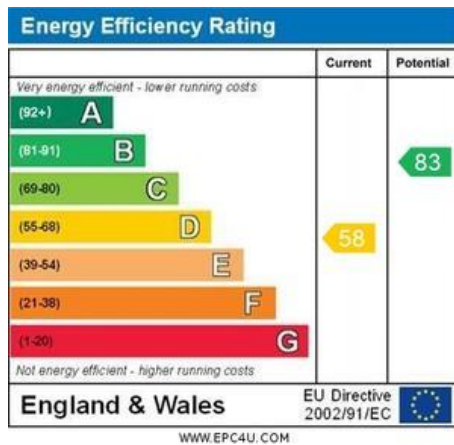
1ST FLOOR  
APPROX. FLOOR  
AREA 233 SQ.FT.  
(21.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.4 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale



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