

Albert Street, Brigg



2



1



2

£157,500



Key Features

- SUPERBLY PRESENTED
- 2 RECEPTION ROOMS
- CLOSE TO TOWN
- COURTYARD GARDEN
- 20'10 KITCHEN/UTILITY
- FIRST FLOOR BATHROOM
- EPC RATING D
- FREEHOLD





This well presented traditional terrace Townhouse is conveniently situated to take advantage of the town centre amenities and offers well proportioned 2 bedroom accommodation. The Reception Hall allows access to the outstanding forward facing Lounge with traditional fireplace and the separate Dining Room provides a relaxed social space which links to the enclosed easily maintained rear Courtyard. A 24'10 beech effect Kitchen with Utility area and Cloakroom off completes the ground floor. The 2 generous Bedrooms are served by a stylish family Bathroom with shower over the bath. A home of distinctive charm for which viewing is highly advised.

RECEPTION HALL

A door with decoratively glazed inserts and matching fanlight opens to the Hallway with radiator, coving, box arch, wood effect flooring and stair to the first floor.

LOUNGE 3.94m x 3.95m (12'11" x 13'0")

This forward facing room marries modern decor with traditional style centred on the light oak fire surround with inset cast iron fireplace housing a gas fire and rounded alcoves with storage to either side. There is also a Pvcu double glazed window and radiator.

DINING ROOM 3.95m x 3.72m (13'0" x 12'2")

Enjoying views over the rear courtyard this generous entertaining space features polished timber floorboards, Pvcu double glazed french doors, radiator, picture rail and under stair store.

KITCHEN/UTILITY 1.78m x 7.57m (5'10" x 24'10")

Appointed with a good range of light beech effect fronted high and low units with contrasting granite style work tops this dual use space includes a classic preparation area with built in oven and gas hob with chimney style extractor over, dishwasher and refrigerator space together with a practical Utility area which includes additional work tops and plumbing for a washing machine. There is also a Pvcu double glazed window to the side together with a rear door.



CLOAK ROOM

With suite to include close couple wc, pedestal wash hand basin, tiled splash areas and towel radiator.

LANDING

The staircase leads to a balustraded Landing with store cupboard, window and access to the roof space.

BEDROOM 1 3.17m x 3.65m (10'5" x 12'0")

A well proportioned rear facing double room with Pvcu double glazed window, picture rail and radiator.

BEDROOM 2 2.74m x 3.94m (9'0" x 12'11")

A further double bedroom with Pvcu double glazed window to the front aspect, radiator and picture rail.

BATHROOM 2.14m x 2.96m (7'0" x 9'8")

Tiled to picture rail height and appointed with a period style suite including a close couple wc, pedestal wash hand basin and P shaped bath with shower over, chrome radiator, extractor fan, spot lighting and Pvcu double glazed window.

OUTSIDE

The walled rear Courtyard affords an ideal opportunity for relaxed entertaining and a slate topped terrace with inset flagstones leads passed a raised planter with maturing wisteria and onto the flagged patio. A rear personel gate 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 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.

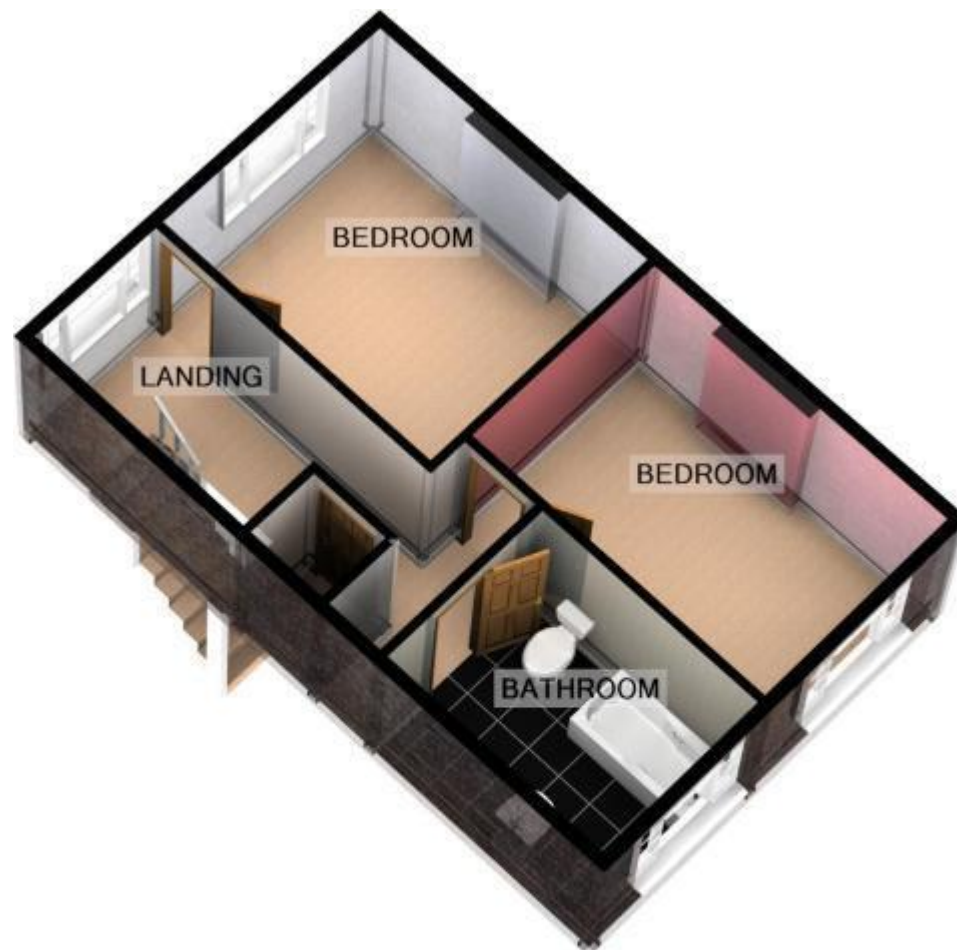




GROUND FLOOR
 APPROX. FLOOR
 AREA 622 SQ.FT.
 (57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1036 SQ.FT. (96.2 SQ.M.)

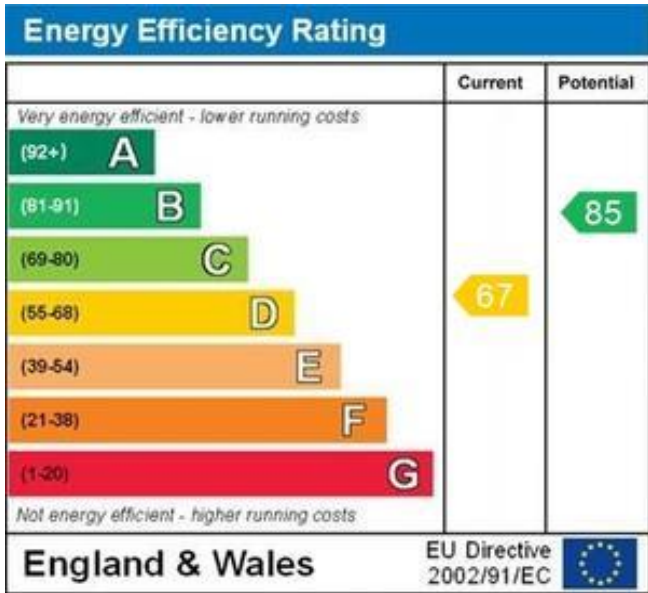
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
 Made with Metropix ©2017



1ST FLOOR
 APPROX. FLOOR
 AREA 414 SQ.FT.
 (38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1036 SQ.FT. (96.2 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
 Made with Metropix ©2017



WWW.EPC4U.COM



Map data ©2024

