



Anchors Way, Scawby Brook



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£165,000



Key Features

- NO UPWARD CHAIN
- EDGE OF TOWN
- SECURE REAR GARDENS
- PARKING SPACE
- GENEROUS LOUNGE
- EXCELLENT FIRST HOME
- EPC RATING C
- TENURE: FREEHOLD





NO UPWARD CHAIN.

Situated on the western approach to the historic market town of Brigg this modern 3 bedroom semi detached house is considered to be an excellent first family home. Benefiting from enclosed, secure rear gardens the home includes a generous, rear facing lounge, Kitchen with a range of white units and family bathroom to the first floor. There is designated parking to the rear together with gas fired heating.

Early viewing essential.

VIRTUAL TOUR

[CLICK HERE](#)

ENTRANCE HALL

Entering through a white UPVC front door the area is neutrally decorated with a wood effect vinyl floor and gas central heating radiator.

DINING KITCHEN 2.53m x 2.73m (8'4" x 9'0")

A forward facing room appointed with a range of modern white painted units, beige granite effect worktops and tiled flooring. This neutral coloured kitchen comes with a gas hob, electric oven and extractor fan together with a gas fired combination boiler.

LOUNGE 4.72m x 4.64m (15'6" x 15'2")

A generously sized lounge with neutral decor and carpeting emphasising the feeling of space with the added benefit of an under stairs storage cupboard. . A wide patio door links to the enclosed rear gardens.

DOWNSTAIRS CLOAKROOM 0.91m x 1.73m (3'0" x 5'8")

Appointed with a white suite comprising of a close coupled WC and pedestal hand wash basin, radiator, double glazed window and tiled floor.

STAIRS AND LANDING

Enclosed stairway decorated neutrally with one papered accent wall and neutral carpets. Large storage cupboard on the landing.



BEDROOM 1 2.63m x 3.65m (8'7" x 12'0")

Situated to the front of the property, with radiator and Upvc double glazed window.

BEDROOM 2 2.45m x 3.82m (8'0" x 12'6")

A rear facing room with double glazed window and radiator.

BEDROOM 3 2.1m x 2.47m (6'11" x 8'1")

To the rear of the property with double glazed window and radiator.

FAMILY BATHROOM 1.69m x 1.91m (5'6" x 6'4")

Appointed with a modern suite in white to include a close coupled WC, pedestal wash hand basin, bath with shower and screen over., radiator and part tiled walls.

OUTSIDE

There is a pebbled area to the front and side of the property. The rear is largely laid to lawn and is made private and secure by high panel fencing. Allocated private parking to the rear of the property is also provided.

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 B. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

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.

KEY FACTS FOR BUYERS

[CLICK HERE](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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