



Silver Street, Barnetby



3



1



2



REDUCED TO £115,000



## Key Features

- NO UPWARD CHAIN
- GARDENS TO REAR
- THROUGH LOUNGE DINER
- COUNCIL TAX BAND A
- EPC RATING D
- TENURE: FREEHOLD





NO UPWARD CHAIN.

Ideal first home or investor opportunity. This traditional terrace home offers 3 bedroom accommodation within an established residential street. The flexible home includes a generous through lounge/diner, kitchen and ground floor bathroom. There are gardens with 2 stores to the rear.

### VIRTUAL TOUR

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### ENTRANCE

A recessed entrance with Pvcu door opens to the hall with radiator, stair to 1st floor and coving.

### DINING ROOM 3.54m x 3.75m (11'7" x 12'4")

A forward facing room with double glazed splay bay window, radiator, coving, and squared archway to lounge.

### LOUNGE 3.73m x 3.66m (12'2" x 12'0")

Enjoying views of the rear garden with a double glazed window, radiator, walk-in under stairs storage cupboard, polished marbled fireplace with inset, coal affect gas fire.

### KITCHEN 2.18m x 3.5m (7'2" x 11'6")

Appointed with a range of light fronted units with contrasting work surfaces to include a 1 1/2 bowl vinyl sink with three cupboards under, dishwasher space, a further two base units, space for an under the counter refrigerator, built-in 4 burner, gas hob with extractor over, built-in low-level oven, 4 further units at eye level, tiling to half height, radiator, PVCu double glazed window and matching side door.

### REAR HALL AND CLOAKROOM

Appointed with a low-level WC, wall mounted gas heater, tiled to half height and double glazed window.



### BATHROOM 1.6m x 2.08m (5'2" x 6'10")

Appointed with a panelled bath with mixer shower attachment, pedestal wash hand basin, wall mounted gas heater, double glazed window and tiled to full height.

### LANDING

Centrally placed with spindle balustrade rail and ladder access to the roof space.

### BEDROOM 1 4.27m x 3.75m (14'0" x 12'4")

A forward facing double room with two double glazed windows, radiator and built-in cupboard.

### BEDROOM 2 2.85m x 3.75m (9'5" x 12'4")

A rear facing room with radiator, coving, double glazed window and cupboard housing the gas fired, central heating boiler and immersion heater.

### BEDROOM 3 2.2m x 3.51m (7'2" x 11'6")

A further the rear facing room with double glazed window and radiator. (Part sloping ceiling and step up the landing.)

### OUTSIDE

The property is fronted by a neat buffer garden. Immediately to the rear of the property, there is a broad flagged terrace together with an attached outhouse with power. The remainder of the garden is primarily laid to lawn with inset shrub borders and ornamental trees and in addition to the timber garden shed there is a brick built store.

### NOTE

The property benefits from a pedestrian right of access across the adjoining 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.

### KEY FACTS FOR BUYERS

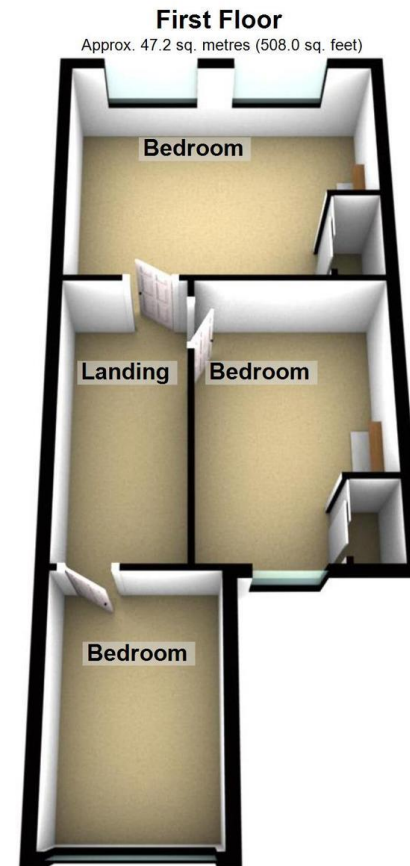
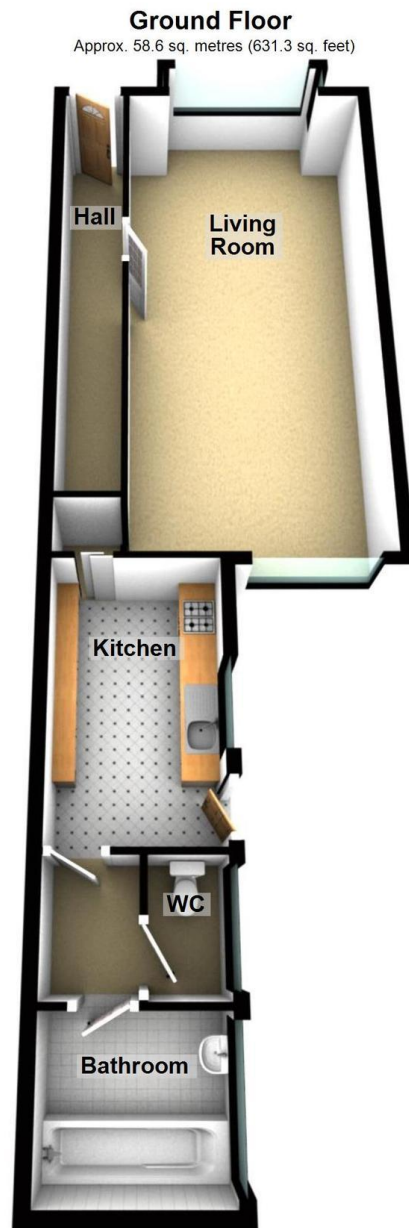
[CLICK HERE](#)











Total area: approx. 105.8 sq. metres (1139.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

