



Princes Street, Brigg



REDUCED TO £125,000

- NO UPWARD CHAIN
- 3 STOREY HOME
- CLOSE TO TOWN
- COUNCIL TAX BAND A
- TENURE: FREEHOLD
- EPC RATING E



NO UPWARD CHAIN.

Situated close to the centre of the market town of Brigg this traditional end terrace townhouse offers 3 bedroom accommodation arranged over 3 floors. Considered to be either a first-time buyer or investor opportunity the home includes 2 reception rooms, kitchen and a ground floor bathroom with both bath and separate shower.

Rarely available location.

LOUNGE

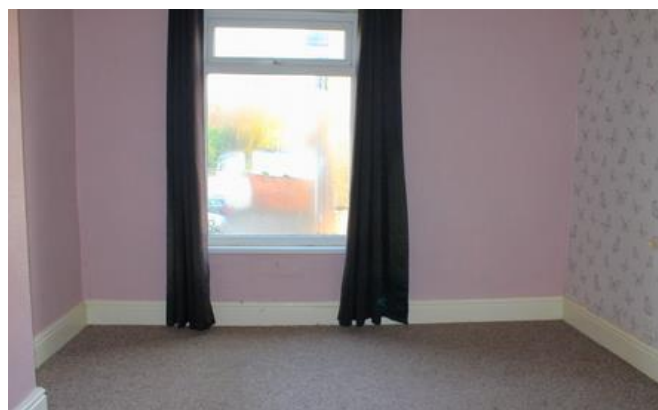
3.26m x 3.48m (10'8" x 11'5")

A Pvcu door opens to this forward facing room focused on a brick built open fireplace with tiled hearth, timber mantel and matching side TV plinth. There is also a radiator, Pvcu double glazed window, coving and an arched opening with under stair cupboard leads to the Dining room.

DINING ROOM

3.21m x 3.49m (10'6" x 11'6")

Allowing access to both the remaining ground floor rooms and to the first floor with return staircase, radiator, coving and Pvcu double glazed window.



KITCHEN

1.92m x 4.34m (6'4" x 14'2")

Appointed with a range of high and low white fronted units with contrasting worktops to include an inset stainless steel sink, electric cooker recess, plumbing for an automatic washing machine, refrigerator recess, wall mounted gas fired combination boiler, coving, timber laminate flooring, Pvcu double glazed window, radiator, spot lights and coving.

REAR ENTRANCE

Wooden rear entrance door.

BATHROOM

2.07m x 2.45m (6'10" x 8'0")

Appointed with a suite in white to include a low flush wc, pedestal wash hand basin, panelled bath, glazed and tiled shower enclosure, part tiled walls, chrome towel radiator, spot lighting, coving and Pvcu double glazed window.

LANDING

Stair to the second floor.

BEDROOM 1

3.32m x 3.51m (10'11" x 11'6")

A forward facing double room with Pvcu double glazed window, radiator and coving.

BEDROOM 2

3.02m x 3.06m (9'11" x 10'0")

A rear facing room with Pvcu double glazed window, radiator, linen cupboard and display ledge.

SECOND FLOOR

BEDROOM 3

3.23m x 4.61m (10'7" x 15'1")

A forward facing double room with Pvcu double glazed dormer window, spindle balustrade rail, radiator and access to the eaves storage space.



OUTSIDE

There is a pedestrian walkway to the rear communal courtyard area which in turn allows pedestrian access to Princes Street.

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

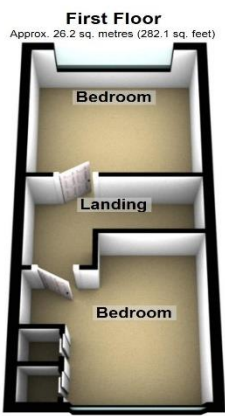
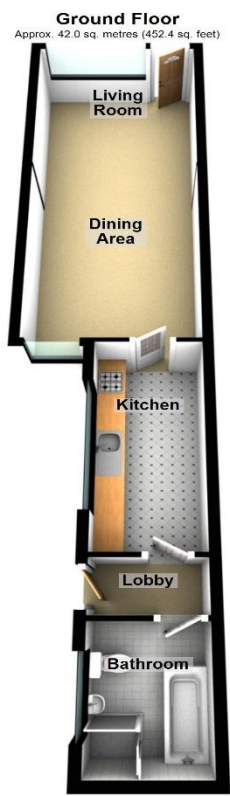
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

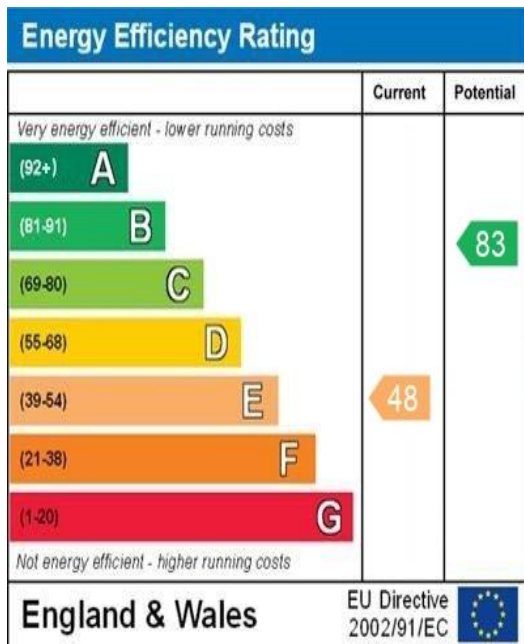
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.



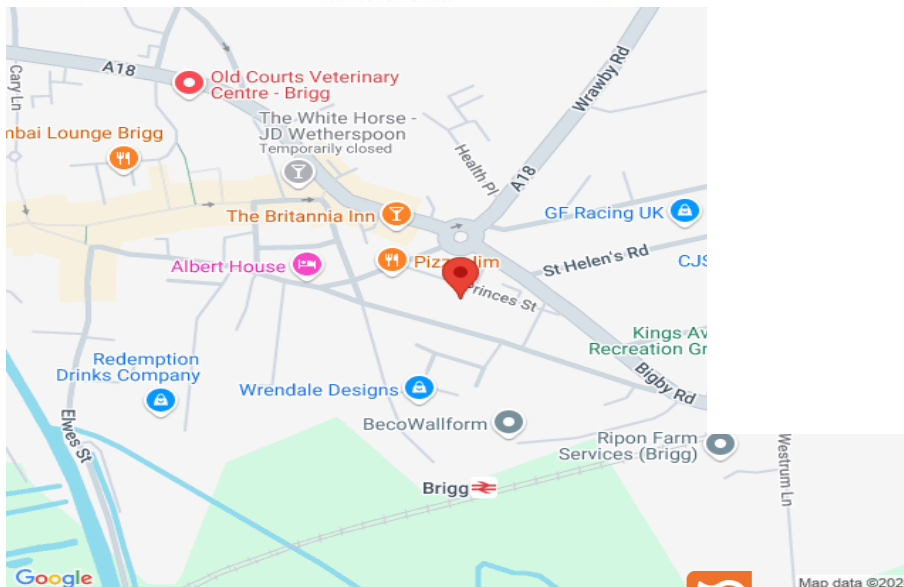
Floorplan



Total area: approx. 83.4 sq. metres (897.6 sq. feet)



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