



The Old Market, Brigg



£160,000



Key Features

- NO UPWARD CHAIN
- CLOSE TO TOWN CENTRE
- 2 CAR PARKING
- 2 DOUBLE BEDROOMS
- BATHROOM AND CLOAKROOM
- ENCLOSED REAR GARDENS
- EPC RATING D
- FREEHOLD





NO UPWARD CHAIN.

An excellent opportunity to acquire an easily maintainable 2 bedroom home convenient for the town amenities. The home includes a generous rear facing 17'10 lounge, kitchen and ground floor wc. The 2 double bedrooms are served by a family bathroom. 2 car parking and an enclosed rear garden completes the home. Viewing essential.

ENTRANCE

A UPVC door opens to the Hall with radiator, coving and stair to the first floor.

CLOAK ROOM

Appointed with a suite to include a close coupled wc, wall mounted wash hand basin, radiator, coving and UPVC double glazed window.

LOUNGE 5.42m x 4.21m (17'10" x 13'10")

A generous space linking to the enclosed rear courtyard via UPVC double glazed French doors and including an Adams style fire surround with marbled back and hearth and inset electric fire. There also 2 radiators and coving.

KITCHEN 3.72m x 2.21m (12'2" x 7'4")

A forward facing room with a range of fitted high and low units with wood grain style tops to include a single stainless steel sink unit, space and plumbing for an automatic washing machine, a further 6 base units together with 9 units at eye level, fridge and freezer, tiled splash areas, wall mounted gas fired heating boiler, electric cooker point and UPVC double glazed window

LANDING

Centrally placed with access to the roof space and airing cupboard.

BEDROOM 1 3.68m x 3.72m (12'1" x 12'2")

(Maximum measurements.) A forward facing double room with 2 UPVC double glazed windows, radiator, coving, built in double wardrobes and additional wardrobes forming a bed head.



BEDROOM 2 4.2m x 2.98m (13'10" x 9'10")

A further double room with UPVC double glazed window to the rear aspect, radiator and coving.

BATHROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, panellled bath with mains shower over, extractor fan, coving and radiator.

OUTSIDE

The property is fronted by a 2 car reception drive. The rear of the property features a fenced and enclosed courtyard style garden with broad flagged seating areas and a central, synthetic lawn.

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 . 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.

