



Burgess Road , Brigg



2



1



1

£215,000



Key Features

- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- 2 DOUBLE BEDROOMS
- GARAGE
- EASY CARE GARDENS
- COUNCIL TAX BAND C
- EPC RATING D
- FREEHOLD





NO UPWARD CHAIN.

This well proportioned detached bungalow is situated in an established and sought after residential location and offers well proportioned accommodation within easily maintainable gardens. In addition to the single garage there is also a 2 car reception drive.

Entrance

A recessed entrance with PVCU door and side screen opens to a broad reception hall with marble effect ceramic tiled floor, radiator, coving and access to the roof space.

Lounge 5.48m x 4.45m (18'0" x 14'7")

A well proportioned bow fronted lounge with leaded double glazed window, two radiators, laminated flooring, coving and contemporary light marbled fireplace with inset electric fire.

Kitchen 3.31m x 4.25m (10'11" x 13'11")

Appointed with a range of modern light fronted units with woodgrain style work surfacing to include vinyl sink unit with three cupboards under, space and plumbing for an automatic washing machine, five further base units, insect electric hob with chimney style extractor over and oven under, wall mounted gas fired combination boiler, coving, double glazed windows to 2 aspects, radiator, marble effect ceramic tile flooring and extractor fan.

Bedrom 1 3.49m x 3.92m (11'6" x 12'11")

A forward facing double room with double glazed window, radiator, two double wardrobes, coving and laminated flooring.

Bedroom 2 3.33m x 2.9m (10'11" x 9'6")

A further double room with double glazed window to the side aspect, laminated flooring, radiator, and coving.

Shower room 1.62m x 2.35m (5'4" x 7'8")

Appointed with a suite to include a pedestal wash hand basin walk-in glazed and tiled shower enclosure, radiator, coving,

double glazed window and ceramic tiling to full height and to the floor.

Toilet

A fully tiled room with close coupled WC, double glazed window, radiator and tiled floor.

Outside

The property occupies a broad corner plot and is fronted by a low brick wall. There is a two car block paved drive which leads to an attached single garage with up and over door. The remainder of the front includes two sections of synthetic grass with gravelled walkway with borders of spring flowering bulbs and ornamental shrubs. A gated walkway leads to the rear of the property where there is a further broad walkway. The property is completed by a side amenity area with timber garden shed.

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 C. 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



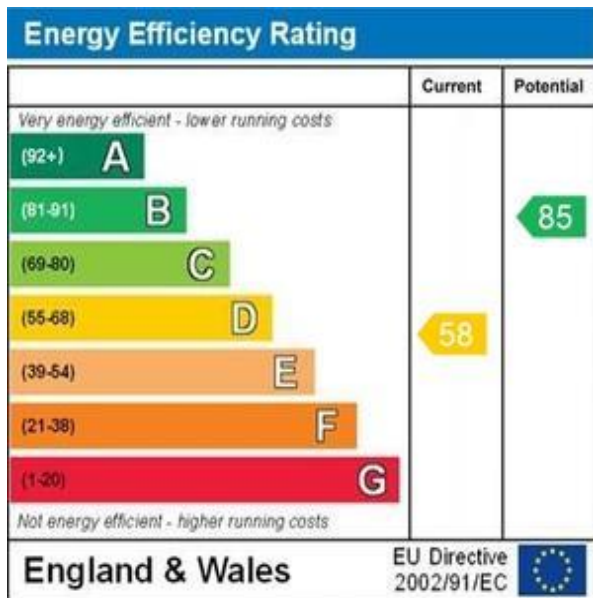
your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





TOTAL APPROX. FLOOR AREA 796 SQ.FT. (73.9 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 ©2016



WWW.EPC4U.COM

