



Queen Street, Brigg



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This generously proportioned traditional terraced townhouse is located in the centre of the historic market town of Brigg. It is considered to be an excellent investor or first time buyer opportunity and briefly includes a forward facing Lounge, separate Dining Room and beech effect Kitchen with walk-in Pantry. The first floor comprises of 2 double bedrooms and a well proportioned Bathroom with 3 piece suite. In addition to the small rear courtyard there is use of the communal garden to the rear. The rear of the property also benefits from all new UPVC windows fitted in 2023.

RECEPTION LOBBY

Panel entrance door, radiator and opening to

LOUNGE

With sash window to the front, radiator, electric fire and ranch style balustraded stair to first floor.

DINING ROOM 4.36m x 3.67m (14'4" x 12'0")

With Pvcu double glazed window to the rear aspect, radiator, deep under stair cupboard . (maximum measurements.)

KITCHEN 3.06m x 2.27m (10'0" x 7'5")

Appointed with a range of high and low beech effect fronted units with contrasting tops including 1 1/2 bowl stainless steel sink, inset electric hob, built in electric oven with cupboards over and under, radiator, rear access door, Pvcu double glazed window to the side and and walk-in Pantry with plumbing for an automatic washing machine, wall shelving and gas fired combination boiler.

LANDING

With radiator and access to the roof space.

BEDROOM 1 4.39m x 3.66m (14'5" x 12'0")

With sash window to the front aspect, radiator and built in bulkhead hanging cupboard.

BEDROOM 2 3.37m x 2.67m (11'1" x 8'10")

Pvcu double glazed window to the rear aspect and radiator.

BATHROOM 3.29m x 2.1m (10'10" x 6'11")

Appointed with a suite in white to include bath with mixer shower attachment and glazed screen, close couple wc, pedestal wash hand basin, tiled splash areas, radiator and 2 windows.

OUTSIDE

The is a small gated courtyard to the rear together with pedestrian access. There is also use of the communal garden area.

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.

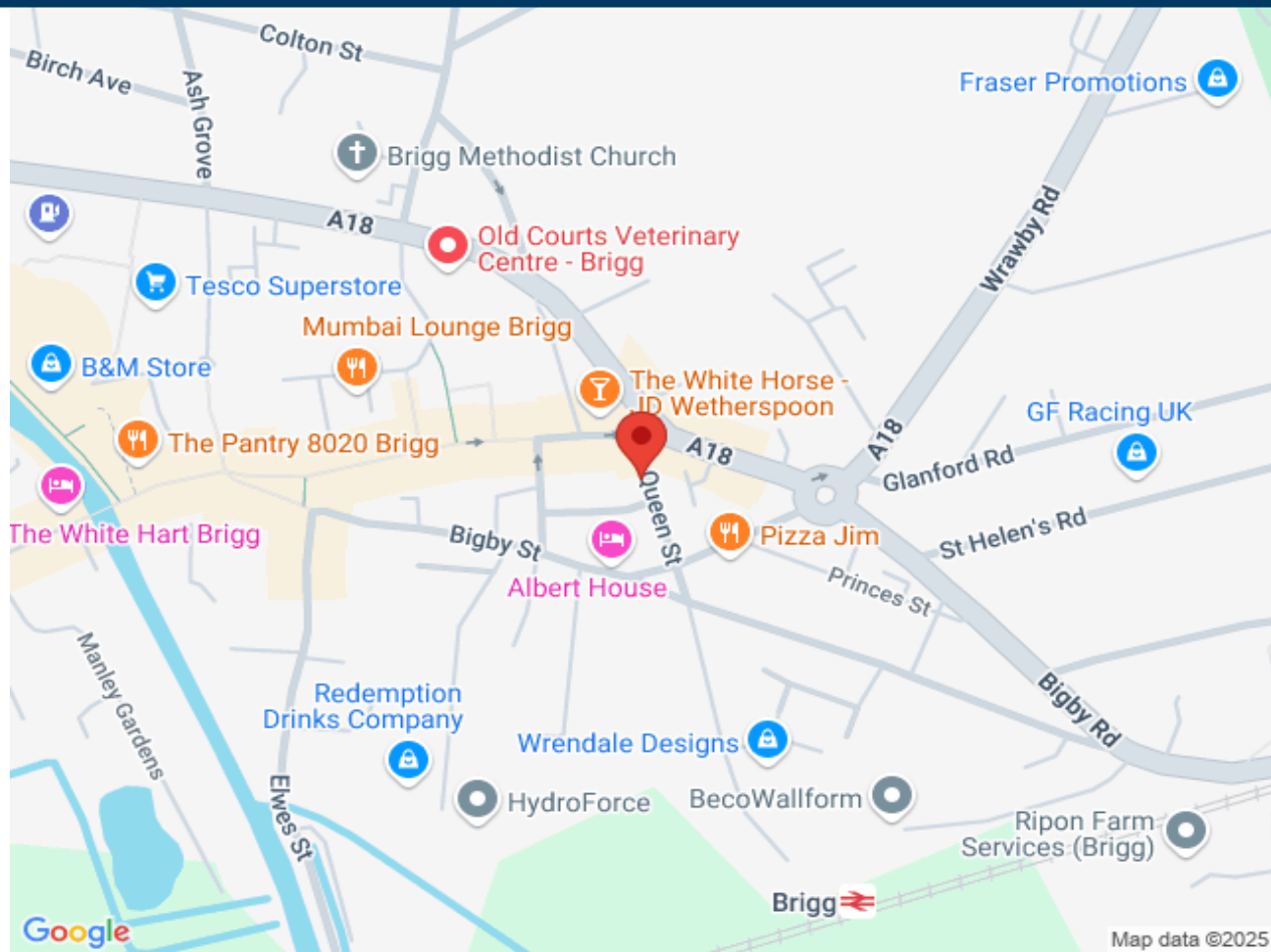
FLOOR PLANS

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 Falllowell 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		