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£132,000



## Key Features

- NO UPWARD CHAIN
- POPULAR LOCATION
- 2 CAR PARKING
- ENCLOSED GARDEN
- FTB/INVESTOR OPPORTUNITY
- COUNCIL TAX BAND A
- EPC RATING C
- FREEHOLD





Situated in the ever popular Waters Edge area on the west of the market town of Brigg this centre townhouse offers 2 bedroom accommodation with 2 car parking. The home includes a forward facing lounge, dining kitchen and first floor bathroom. The enclosed gardens are designed for easy car and offer a high degree of security.

#### CANOPIED ENTRANCE

Entrance door with decorative inserts to Reception Lobby with radiator, stair to first floor and laminated flooring.

#### LOUNGE 3.88m x 2.99m (12'8" x 9'10")

A forward facing room with Pvcu double glazed window, carpet flooring, TV aerial point, radiator, under stair store cupboard and painted timber fire surround with marbled back and hearth and inset coal effect gas fire (Disconnected.)

#### DINING KITCHEN 3.89m x 2.5m (12'10" x 8'2")

Appointed with a range of high and low light beech effect fronted units with contrasting grey fleck work tops to include inset single stainless steel sink unit with cupboard under, space and plumbing for an automatic washing machine, space for an under counter refrigerator, inset electric hob with extractor hood over and oven under, tiled splash areas, 3 further units at eye level, Pvcu double glazed window to the rear, laminated flooring, extractor fan, wall mounted gas fired central heating boiler and 1/2 glazed Pvcu rear door to the enclosed garden.

#### LANDING

Access to the roof space, fitted airing cupboard and turned spindle rail.

#### BEDROOM 1 3.84m x 3.17m (12'7" x 10'5")

With 2 Pvcu double glazed windows to the front aspect, radiator, laminated flooring and bulkhead cupboard. ( MAXIMUM MEASUREMENTS.)

#### BEDROOM 2 3.29m x 1.89m (10'10" x 6'2")

With Pvcu double glazed window to the rear aspect and radiator. (MAXIMUM MEASUREMENTS.)

#### BATHROOM 1.9m x 1.66m (6'2" x 5'5")

Appointed with a suite in champagne to include a close coupled wc, pedestal wash hand basin, paneled bath with shower, tiled splash and shower areas, radiator , extractor fan and Pvcu double glazed window.

#### OUTSIDE

The property is situated in an established Courtyard area and benefits from 2 designated parking space immediately to the front. The remainder of the front is laid to low maintenance red gravel. The enclosed rear is again designed for easy care with broad flagged walkways and seating areas divided by gravel topped area. A shed completes the 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

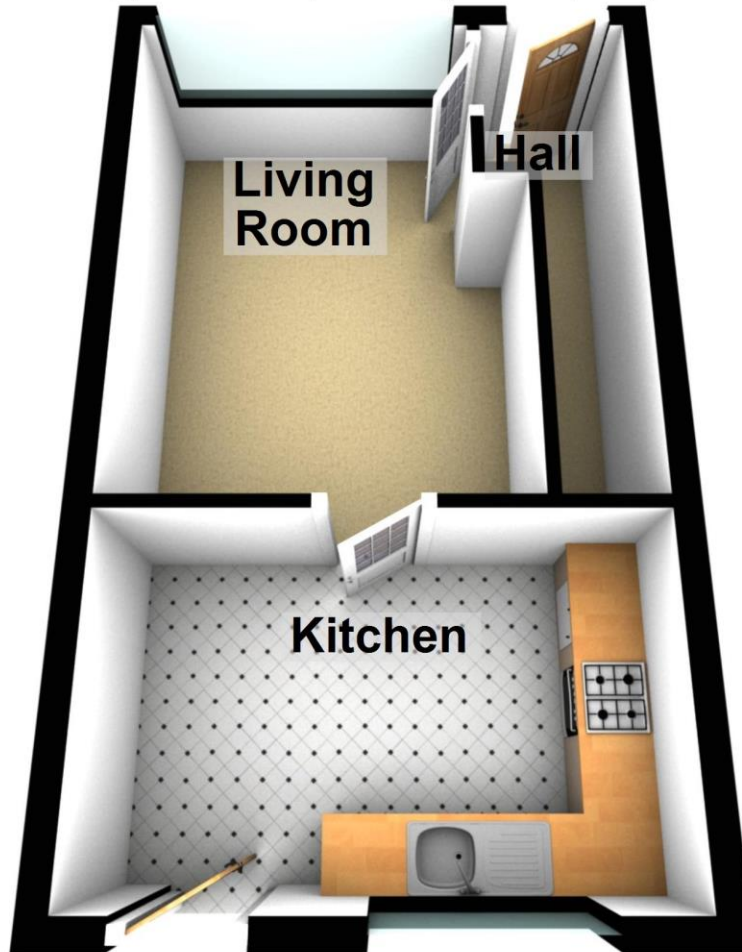
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative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





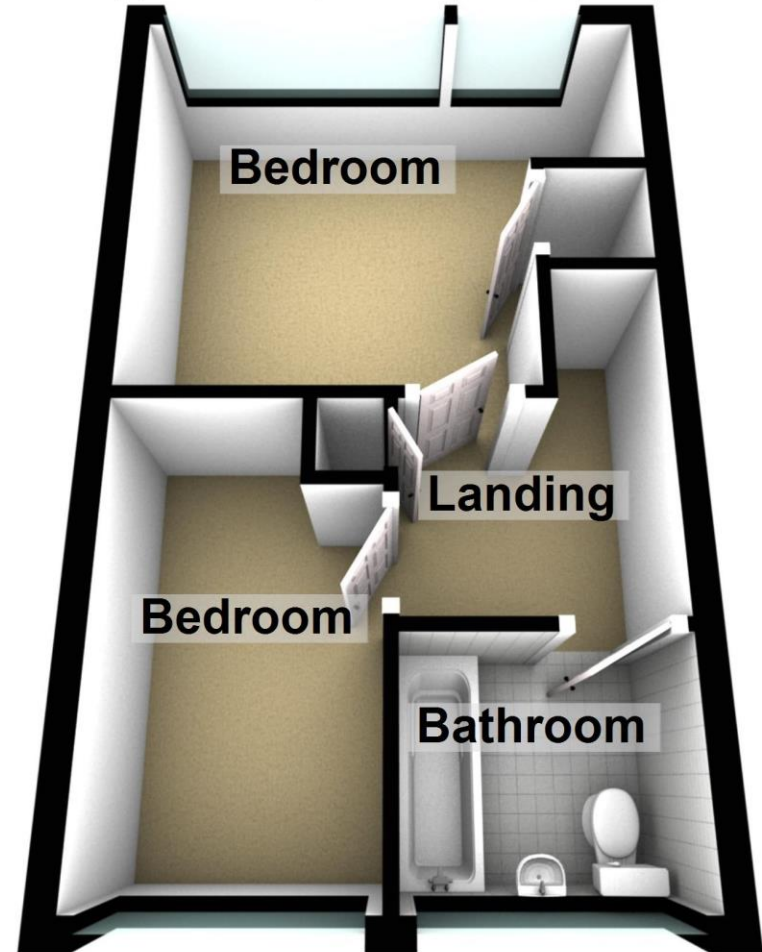
## Ground Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



Total area: approx. 50.9 sq. metres (547.7 sq. feet)

