



Victoria Road, Barnetby



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£172,500

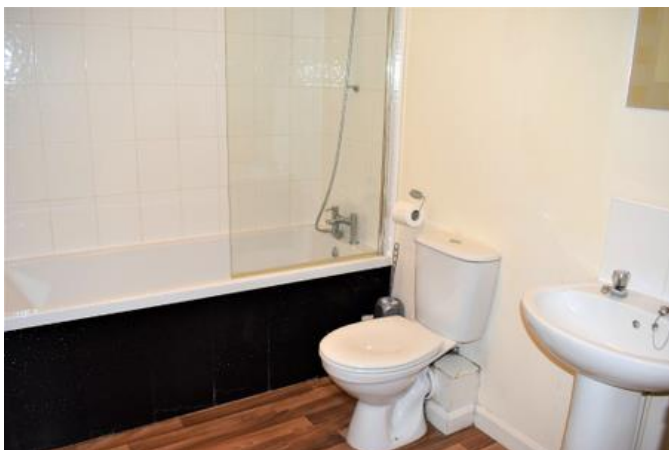


## Key Features

- NO UPWARD CHAIN
- DESIGNATED PARKING
- ENCLOSED GARDENS
- 17' LOUNGE
- POPULAR VILLAGE
- COUNCIL TAX BAND B
- EPC RATING E







NO UPWARD CHAIN.

An excellent property in the increasingly popular village of Barnetby. This modern semi detached home, with designated parking to the rear, offers easily maintained 3 bedroom accommodation within gravel topped, fenced gardens. Internal inspection reveals a 17' forward facing Lounge and a generous beech effect appointed Dining Kitchen with french doors to the rear. The 3 first floor bedrooms are served by a family bathroom with suite in white and the property benefits from Pvcu double glazing and modern electric radiators. EARLY INSPECTION STRONGLY ADVISED.

AVAILABLE IMMEDIATELY

### ENTRANCE

A canopied entrance with Pvcu door opens to

### LOUNGE 4.51m x 5.2m (14'10" x 17'1")

A forward facing room with Pvcu double glazed window, tv aerial point, telephone point, electric radiator, ceramic tiled floor and concealed stair.

### DINING KITCHEN 3.24m x 4.51m (10'7" x 14'10")

Appointed with a range of beech effect fronted units with granite style worktops with inset single stainless steel sink with mixer tap and cupboards under, space and plumbing for an automatic washing machine, 3 further base units, electric cooker space, tiled splash areas, an additional 3 units at eye level, space for an upright fridge/freezer, Pvcu double glazed window to the rear, ceramic tiled floor, electric radiator and Pvcu rear door.

### CLOAKROOM 1.62m x 1.88m (5'4" x 6'2")

Appointed with a suite in white to include a wall mounted wash hand basin with tiled splash back, close coupled wc, electric radiator, Pvcu double glazed window and ceramic tiled floor.

### LANDING

With turned spindle balustrade rail, Pvcu double glazed window and access to the roof space.

### BEDROOM 1 2.74m x 4.53m (9'0" x 14'11")

A forward facing double room with Pvcu double glazed window, electric radiator and bulkhead airing cupboard.

### BEDROOM 2 2.54m x 3.99m (8'4" x 13'1")

With Pvcu double glazed window to the rear aspect and electric radiator.

### BEDROOM 3 2.02m x 2.85m (6'7" x 9'5")

With Pvcu double glazed window to the rear aspect and electric radiator.

### BATHROOM 1.78m x 2.42m (5'10" x 7'11")

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin with tiled splashback, panelled bath with mixer shower attachment and glazed screen, electric radiator and extractor fan.

### OUTSIDE

The property occupies a corner position and is bounded to the front by a curving brick wall beyond which there is a gravel topped garden together with a cottage style flower bed. A high timber gate allows access down the side of the property to the rear which is again gravel topped with a flagged patio. The side and rear boundaries are marked by timber fencing and a gate opens to a block paved communal parking area where there are designated spaces for number 103.

### 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 B . 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.

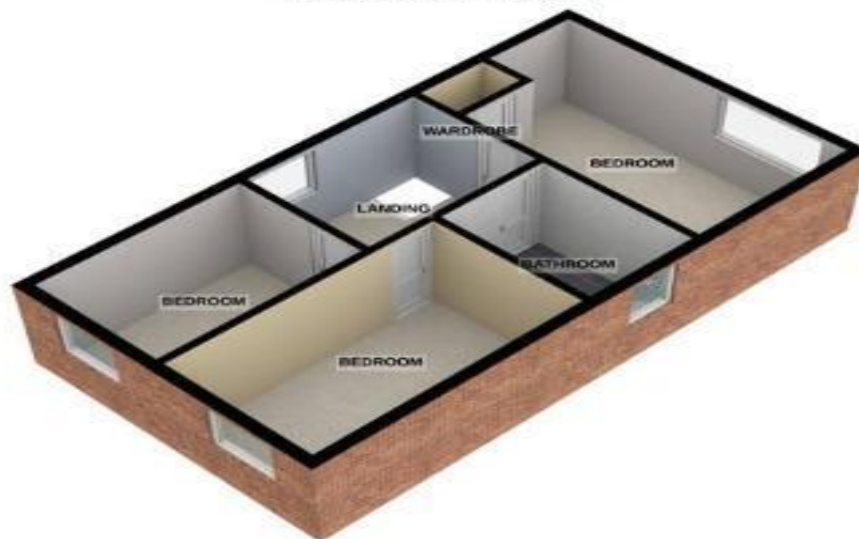
### ANTI MONEY LAUNDERING AND REFERRALS

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.

GROUND FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

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.  
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