



Teal Close, Scawby Brook

 2  1  1

£137,500



Key Features

- NO UPWARD CHAIN
- FTB /INVESTOR OPPORTUNITY
- ESTABLISHED LOCATION
- 2 CAR DRIVE
- ENCLOSED GARDENS
- GAS HEATING
- EPC RATING C
- FREEHOLD





Situated on the ever popular Waters Edge development this end of terrace home offers comfortable 2 bedroom accommodation with both enclosed gardens and a 2 car side drive. The home includes a forward facing lounge, full width dining kitchen with integrated hob and oven and a first floor bathroom with over the bath shower.

The home is considered to be an excellent first home or investor opportunity.

Entrance

A PVCU door leads to the Reception lobby with radiator, PVCu window, laminated floor, and stairs to the first floor.

Lounge? 2.95m x 4.02m (9'8" x 13'2")

A forward facing room with Adam style fire surround with wall mounted electric fire, radiator, TV aerial point, telephone point, leaded double glazed window and under stair storage cupboard.

Dining kitchen 3.9m x 2.51m (12'10" x 8'2")

Appointed with a range of high and low white fronted units with contrasting grey tops to include a single stainless steel sink unit with two cupboards under, space and plumbing for an automatic washing machine, 2 further base units, inset electric hob with oven under and extractor over, 3 units at eye level, wall mounted gas fired boiler, Pvcu leaded window, tiled splash areas, radiator and rear Pvcu door.

Landing

With radiator, access to the roof space, leaded PVCu window, spindle balustrade rail and airing cupboard with insulated cylinder.

Bedroom one 3.88m x 3.2m (12'8" x 10'6")

A forward facing double room with two leaded PVCu windows, radiator and bulk head hanging out cupboard. (maximum measurements.)



Bedroom two 3.34m x 1.9m (11'0" x 6'2")

A rear facing room with leaded double glazed window and a radiator. (Maximum measurements.)

Bathroom 1.91m x 1.7m (6'4" x 5'7")

Appointed with a suite in white to include a close coupled WC, pedestal wash hand basin, panelled bath with electric shower over, tiled to splash and shower areas, radiator, extractor fan and leaded double glazed window.

Outside

The property is fronted by a neat open plan lawn and there is a two car side drive. A gate opens to the enclosed rear of the property where there is a flagged patio and further lawn with a large steel shed. The side and rear boundaries are marked by panel fencing.

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

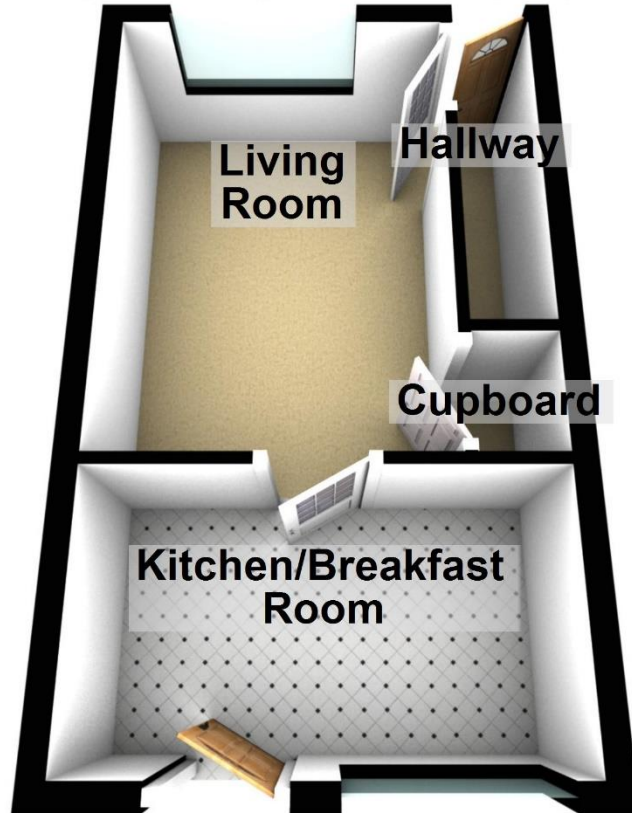
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative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





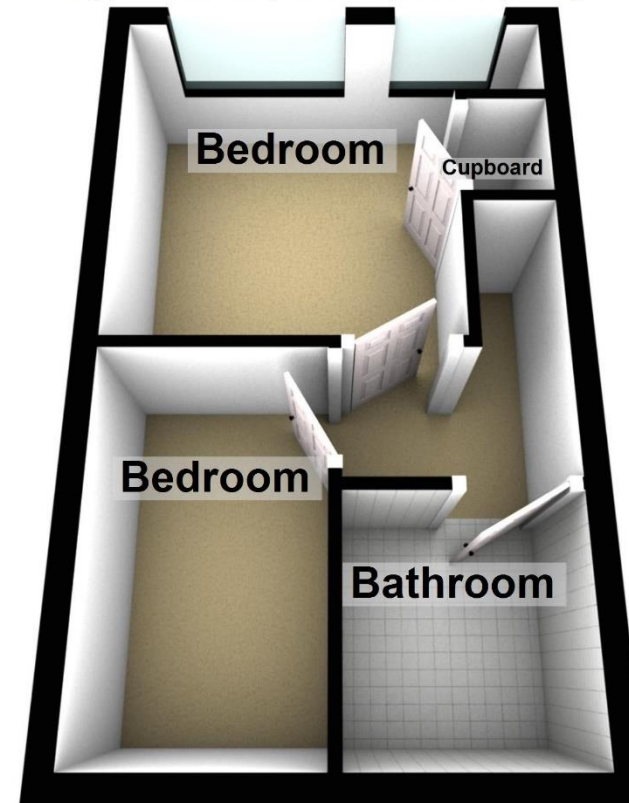
Ground Floor

Approx. 22.8 sq. metres (245.7 sq. feet)

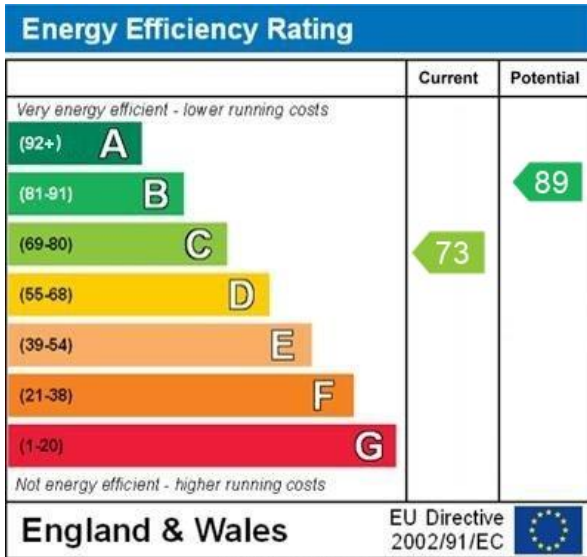


First Floor

Approx. 22.4 sq. metres (241.3 sq. feet)



Total area: approx. 45.2 sq. metres (486.9 sq. feet)



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