



Glebe Road, Brigg



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NEW PRICE £114,950

- NO ONWARD CHAIN
- CLOSE TO TOWN
- 28'5 LOUNGE/DINER
- 3 STOREY TOWNHOUSE
- GARDEN TO REAR
- COUNCIL TAX BAND A
- FREEHOLD
- EPC RATING D



Situated just off Brigg town centre this traditional terraced townhouse offers 3 double bedrooms arranged over 3 floors together with a primarily lawned rear garden. The home benefits a 28'5 through Lounge/Diner with 2 fireplaces, oak style kitchen and an oak style kitchen and a bathroom with modern suite in white.

PORCH

A uPvc door opens to the Porch with Carolina door opening to

LOUNGE/DINER 3.74m x 8.67m (12'4" x 28'5")

A generous living space with leaded uPvc double glazed bow window to the front aspect, reconstituted stone work to one wall including feature panels, display plinths and 2 fireplaces, coving, 2 radiators and central open tread staircase with ranch style balustrade rails.

KITCHEN 2.59m x 3.66m (8'6" x 12'0")

Appointed with a range of oak style fronted units with marbled work tops to include inset single stainless steel sink unit with cupboards under, space and plumbing for an automatic washing machine, wall mounted combination boiler, space for an upright refrigerator, 3 further base units together with an additional 3 units at eye level, larder store, gas cooker space and point, part tiled walls, uPvc double glazed window, kick space heater, painted ceiling beams, 1/2 glazed side door and Lobby to

BATHROOM 1.7m x 2.65m (5'7" x 8'8") Appointed with a modern suite in white to include a pedestal wash hand basin with mixer tap, panelled bath with mixer shower attachment, close coupled wc, extractor fan, radiator, uPvc double glazed window and light waterproof boarding to the wall



LANDING

With ranch style balustrade rail and door to second floor.

BEDROOM 1 3.67m x 3.73m (12'0" x 12'2")

A forward facing double room with uPvc double glazed and leaded window, coving, dado rail, radiator and deep hanging cupboard.

BEDROOM 2 3.25m x 3.14m (10'8" x 10'4")

A further double room with uPvc double glazed window to the rear, radiator, coving, dado rail and fitted double wardrobe with additional shelved cupboard.

SECOND FLOOR

BEDROOM 3 3.74m x 3.75m (12'4" x 12'4")

The final double bedroom with uPvc dormer window to the rear, radiator, ranch style balustrade rail, access to the eaves store spaces and part sloping ceiling.

OUTSIDE

The property is fronted by a walled buffer garden. Immediately to the rear there is a concrete amenity and access to a gated long garden which is primarily laid to lawn with a side walkway and both a timber garden shed and colour washed Store.

NOTE

There is a pedestrian access right of way for bin access across the rear of 35 Glebe Road in favour of the neighbouring properties.

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.

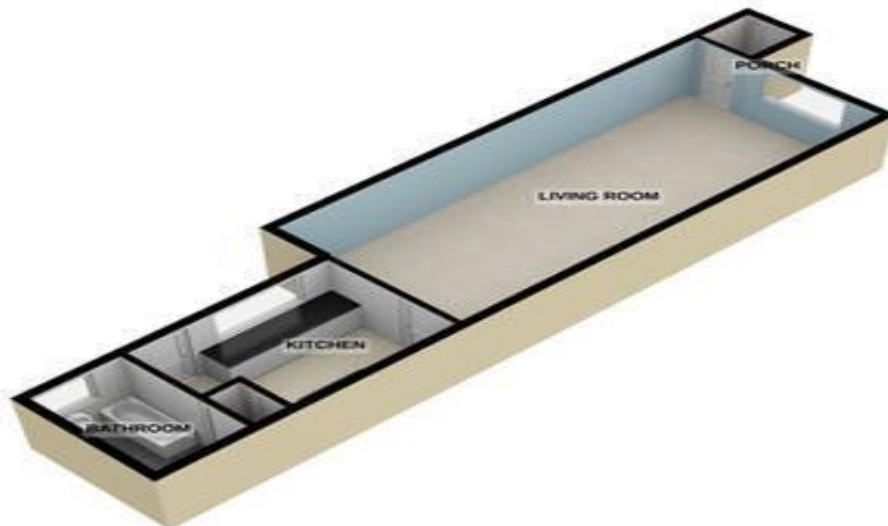
COUNCIL TAX

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.

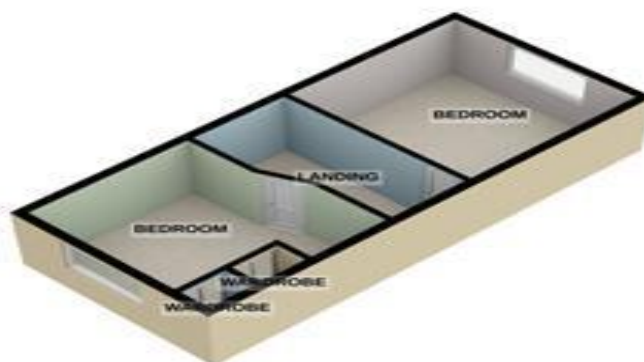
ANTI MONEY LAUNDERING AND REFERRALS

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
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.

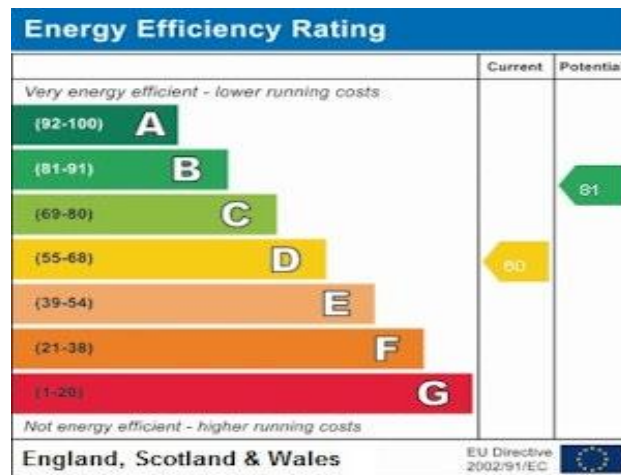


2ND FLOOR
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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