



Queen Street, Brigg, Brigg

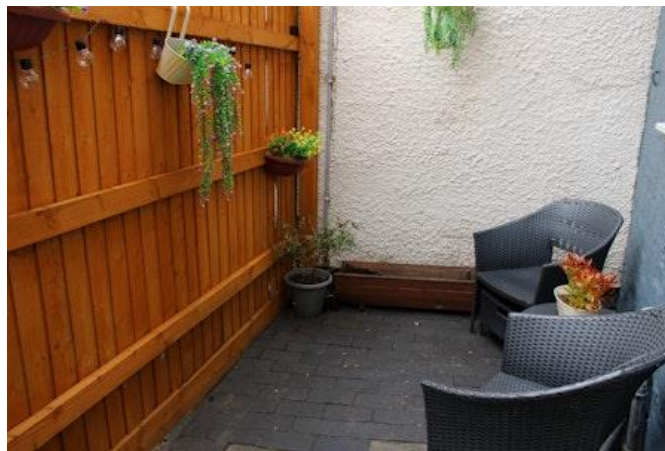


£105,000



Key Features

- CENTRE TOWN LOCATION
- 2 SHOWERS
- COURTYARD GARDEN
- STYLISH THROUGHOUT
- FTB/INVESTOR OPPORTUNITY
- COUNCIL TAX BAND A
- EPC RATING D
- FREEHOLD





Conveniently situated to take advantage of the town centre amenities this stylishly presented traditional town house offers distinctive 2 bedroom accommodation, both of which include their own showers. The generous forward facing lounge complements the well lit kitchen which is appointed with a range of duck egg blue finished units. Naturally the home includes gas heating and double glazing.

An excellent first time buyer or investor opportunity.

LOUNGE 4.85m x 3.45m (15'11" x 11'4")

A composite door opens to a tastefully decorated and generous, forward facing lounge with radiator, Pvcu double glazed window and TV aerial point

KITCHEN 4.2m x 2.96m (13'10" x 9'8")

(maximum measurements). A well lit room appointed with a good range of duck egg blue fronted high and low units with contrasting granite style tops to include a 1 1/2 bowl resin sink unit, space and plumbing for an automatic washing machine, larder store, inset electric hob with oven under and chimney style extractor over, deep store cupboard, tiled floor, radiator, wall mounted combination boiler Pvcu double glazed window and matching door to the enclosed courtyard and stair to the first floor.

LANDING

TOILET

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, display plinth and Pvcu double glazed window.

BEDROOM 1 4.83m x 3.44m (15'10" x 11'4")

A forward facing spacious room with radiator, Pvcu double glazed window, towel radiator and tiled and glazed shower enclosure with mains fed shower and bi-fold door. There is also a vanity wash hand basin and extractor fan. (measurements incl shower area.)

BEDROOM 2 2.89m x 2.73m (9'6" x 9'0")

A further double room with Pvcu double glazed window to the rear aspect, access to the roof space, radiator, extractor fan, vanity basin and tiled and glazed shower enclosure with bi-fold door and electric shower.

OUTSIDE

The property enjoys a pedestrian right of access down the side and there is a private courtyard immediately to the rear which is marked by timber panel privacy 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.

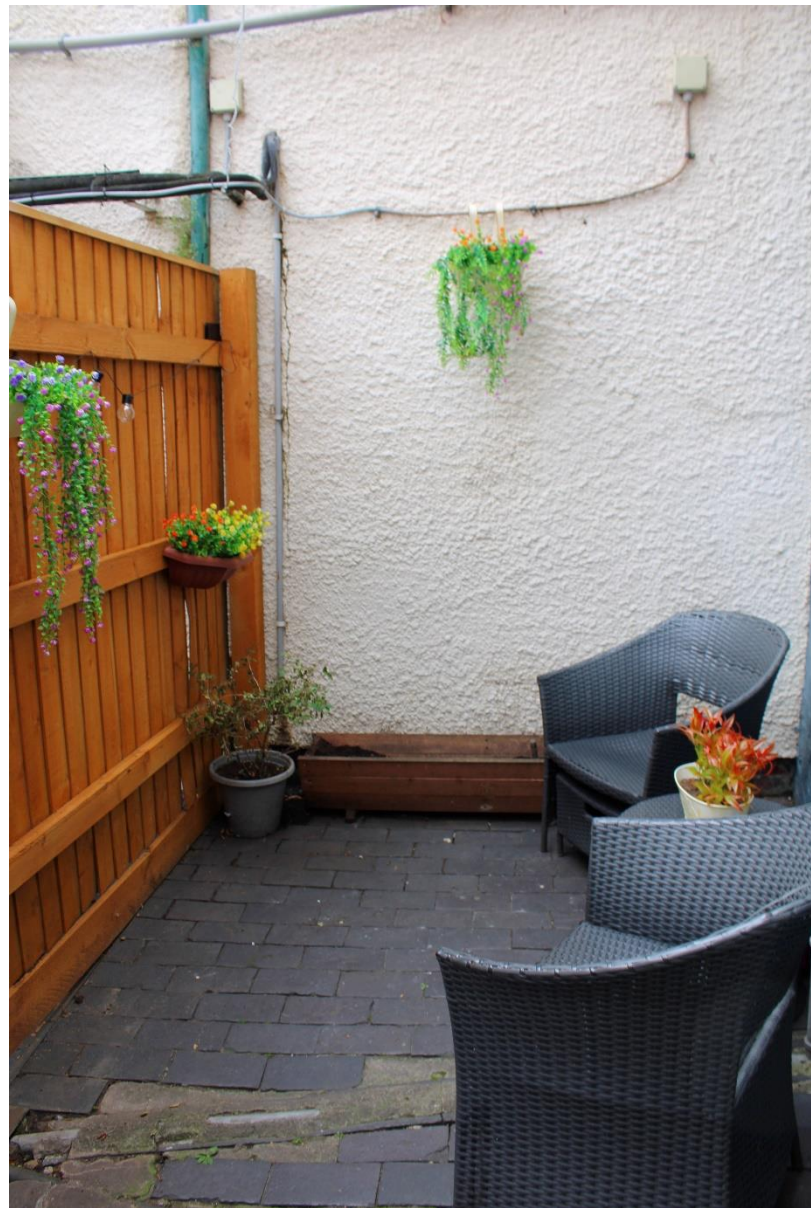
FLOOR PLANS

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

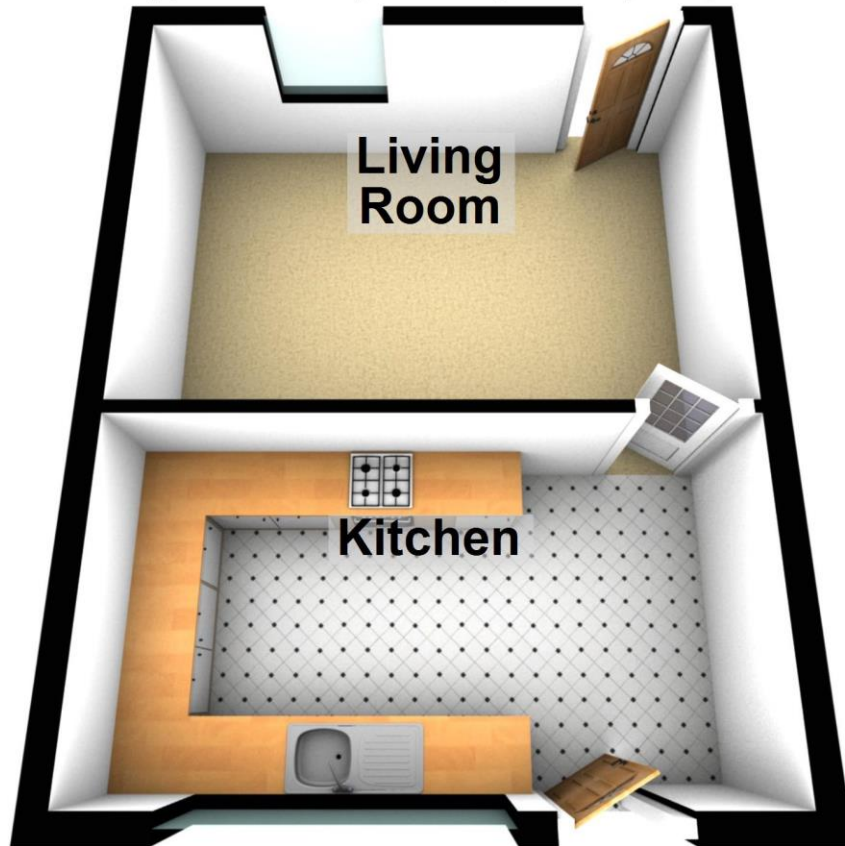
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative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





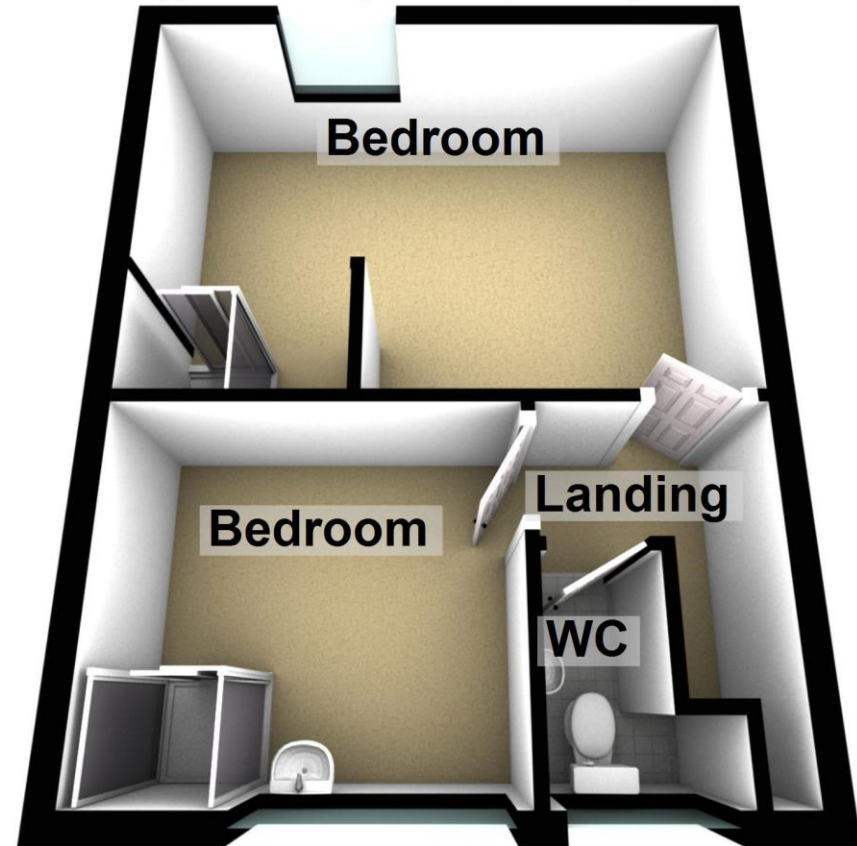
Ground Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 56.0 sq. metres (602.9 sq. feet)

