



Mill close, Brigg



£97,950



Key Features

- NO UPWARD CHAIN
- INVESTOR OR FTB OPPORTUNITY
- REFURBISHED THROUGHOUT
- DESIGNATED PARKING
- POPULAR LOCATION
- COUNCIL TAX BAND A
- EPC RATING D
- FREEHOLD





Offered with the benefit of no upward chain this 1 bedroom terraced home provides an excellent investor or first time buyer opportunity in an established and popular residential area. Refurbished throughout to a high standard the home includes a forward facing lounge leading via a dining area to a contemporary dove grey fitted kitchen. The first floor double bedroom is served by a newly installed bathroom with electric shower over the bath. A courtyard style garden and designated parking completes the home.

Entrance

A recess and lit entrance with walk-in store and part glazed door opens to the lounge

Lounge 3.98m x 3.1m (13'1" x 10'2")

A well lit forward facing space with double glazed oriel bay window, laminated flooring, electric radiator and stair to the first floor with cupboard under.

Kitchen 3.97m x 1.76m (13'0" x 5'10")

Connected to the lounge by a small dining area and newly refurbished with a range of high and low dove grey fronted units with matching tops to include a stainless steel sink with cupboard under, plumbing for an automatic washing machine, inset electric hob with oven under and extractor over, space for an upright fridge/freezer, metro tiling to the splash areas and double glazed window.

Landing

Fitted hanging cupboard and airing cupboard with insulated cylinder.

Bedroom 3.16m x 2.96m (10'5" x 9'8")

A forward facing double room with double glazed window, electric radiator, access to the roof space and bulkhead hanging cupboard.

Bathroom 1.72m x 1.94m (5'7" x 6'5")

Refurbished to include a suite in white with close coupled wc, wash hand basin, bath with electric shower over, tiled to splash

and shower area, extractor fan, double glazed window and electric wall heater.

Outside

The property is fronted by a fenced courtyard and there is a useful brick built store. There is also the benefit of a designated parking place and timber shed.

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

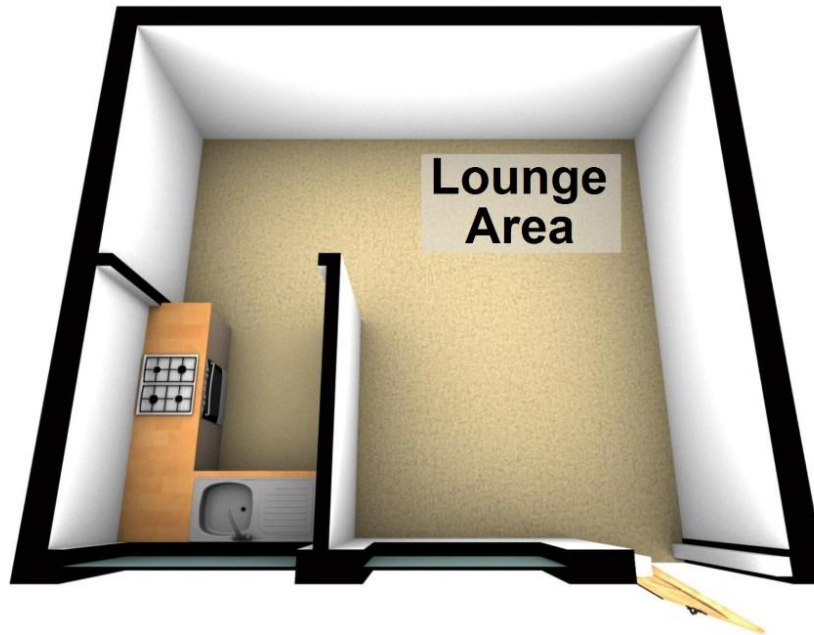
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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. 18.7 sq. metres (201.1 sq. feet)



First Floor

Approx. 13.1 sq. metres (140.5 sq. feet)



Total area: approx. 31.7 sq. metres (341.5 sq. feet)

