



South View Avenue, Brigg, Brigg



3



1



2

£165,000



Key Features

- ESTABLISHED RESIDENTIAL AREA
- 2 CAR PARKING
- CAST IRON STOVE
- VIEWS TO SPORTS GROUND
- GENEROUS GARDEN
- COUNCIL TAX BAND A
- EPC RATING C
- FREEHOLD





Enjoying views across the sports grounds this traditional semi detached house is an excellent 3 bedroom family home with secure 2 car parking. situated in an established residential area the home includes a forward facing lounge with cast iron stove, generous dining kitchen and a multi-use study or playroom. A double glazed conservatory completes the ground floor and a family bathroom with 3 piece suite serves the 3 bedrooms. the rear gardens are laid to lawn to allow for family games.

ENTRANCE

A Pvcu door opens to the hall with radiator, coving and stair to the first floor with cupboard under.

LOUNGE 4.33m x 3.06m (14'2" x 10'0")

A well lit forward facing room with Pvcu picture window overlooking the recreation ground, radiator, coving and fire place with inset cast iron stove and timber surround.

DINING KITCHEN 6.26m x 3m (20'6" x 9'10")

The informal heart of the home appointed with a good range of high and low white fronted units with contrasting worktops and including an inset ceramic sink, space and plumbing for an automatic washing machine and tumble dryer, electric cooker point, space for an upright fridge/freezer, tiled splash areas, Pvcu window overlooking the rear garden and doors to conservatory and lounge.

CONSERVATORY 2.94m x 2.14m (9'7" x 7'0")

Comprising of Pvcu double glazed panels with sloping solid roof and side door to the garden.

STUDY/PLAYROOM 3.91m x 2.78m (12'10" x 9'1")

A multi-use room ideal for the growing family or work from home owner with Pvcu double glazed windows and doors to both the front and rear aspects, coving and radiator.

LANDING

Pvcu double glazed window, coving, gallery rail and access to the roof space.



BEDROOM 1 4.34m x 3.18m (14'2" x 10'5")

(Maximum measurements) A rear facing double room with Pvcu double glazed window overlooking the garden, radiator and cupboard housing the gas fired combination boiler.

BEDROOM 2 4.34m x 3m (14'2" x 9'10")

(Maximum measurements.) A further, forward facing double room with Pvcu double glazed window and radiator.

BEDROOM 3 3.2m x 2.09m (10'6" x 6'11")

(Maximum measurements.) The final, forward facing room with Pvcu double glazed window, radiator and bulkhead cupboard.

BATHROOM 2.38m x 1.52m (7'10" x 5'0")

Tiled to full height and appointed with a suite in grey to include a panelled bath with mixer shower, pedestal wash hand basin, closed coupled wc, radiator and Pvcu double glazed window.

OUTSIDE

The property is fronted by an easy maintainable garden with central shale topped area with ornamental tree. There is reception parking for 2 cars. The enclosed rear of the property is primarily laid to lawn and there is a useful stell store.

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.

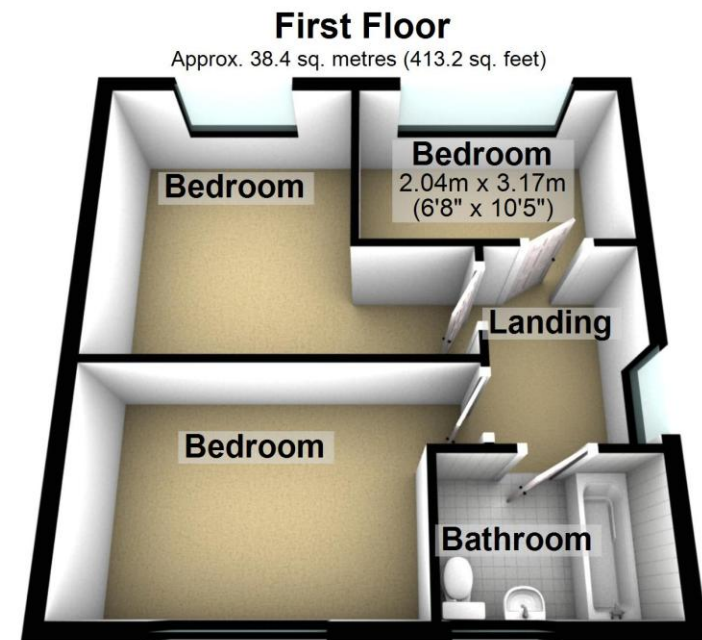
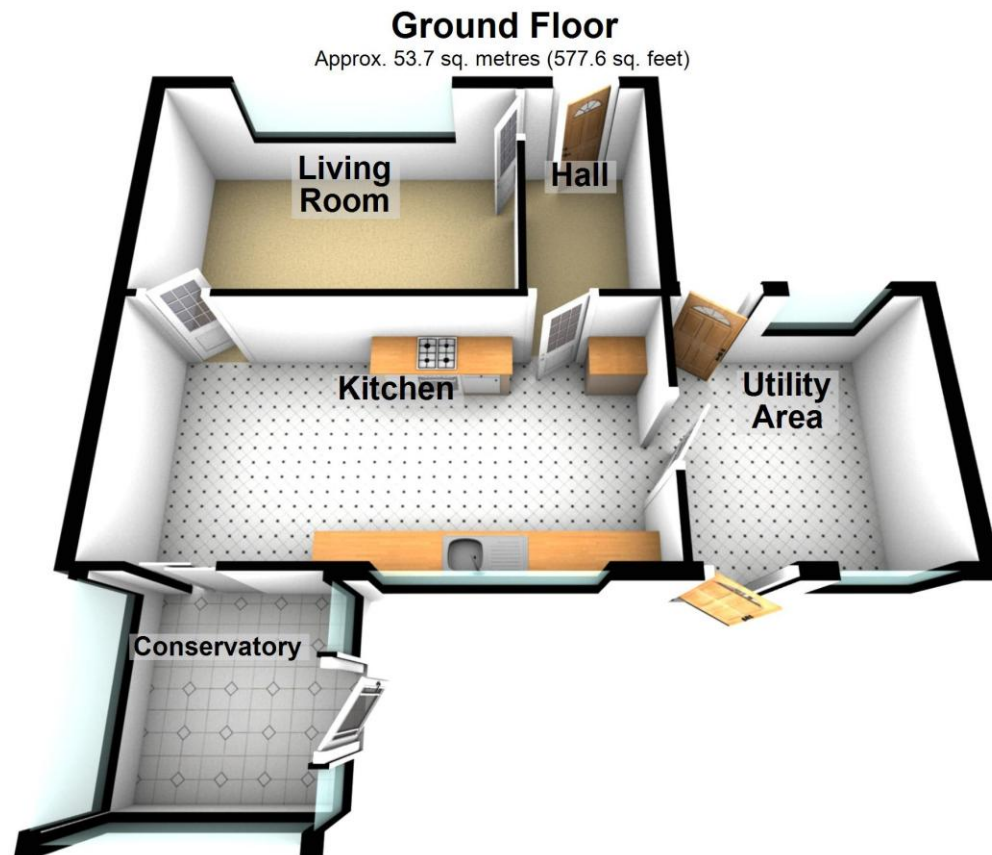


ANTI MONEY LAUNDERING AND REFERRALS

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.







Total area: approx. 92.0 sq. metres (990.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

