



East Parade, Brigg



3



1



2

£165,000



Key Features

- NO UPWARD CHAIN
- ENCLOSED GARDEN
- 2 CAR PARKING
- CONSERVATORY
- EPC RATING D
- FREEHOLD





NO UPWARD CHAIN.

This traditional semi detached home offers 3 bedroom accommodation in an established residential area. In addition to the high gloss finished kitchen there is a through lounge/diner and double glazed conservatory. A modern shower room serves the first floor bedrooms. A drive and carport allows for 2 car parking. Enclosed rear gardens complete the home.

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Entrance

A uPVC double glazed door opens to the hall With radiator, coving and balustraded stairs to the first floor with cupboards under.

Kitchen 3.66m x 2.15m (12'0" x 7'1")

StylishLY appointed with a range of high gloss white fronted units with grey fleck work surfacing to include an inset 1 1/2 bowl stainless steel sink unit with three cupboards under, spaces for refrigerator and freezer, space and plumbing for an automatic washing machine, 6 further units at eye level, wall mounted gas fired central heating boiler, tiled splash areas, electric cooker space, uPVC double glaze window, radiator, and multipane door to

Lounge 3.55m x 3.66m (11'7" x 12'0")

Double glazed window overlooking the rear conservatory, radiator, coving, electric fire set in a decorative surround and 2 arched alcoves to either side. A rounded arch leads to

Dining area 3.81m x 3.04m (12'6" x 10'0")

A forward facing room with uPVC double glazed window, radiator, display alcove and coving.

Conservatory

Comprising of full depth uPVC double glazed panels to 2 walls, sloping translucent roof, doors to the side and rear, radiator,

built in Store (1.49 x 1.49m) with power and Toilet with close coupled wc.

Landing

With spindle balustrade rail, uPVC double glazed window and access to the roof space.

Bed 1 3.06m x 3.41m (10'0" x 11'2")

Forward facing double room with uPVC double glazed window and radiator.

Bedroom 2 3.16m x 3.66m (10'5" x 12'0")

Further double room with uPVC double glazed window overlooking the rear garden with a range of fitted wardrobes with sliding doors to one wall and built-in linen cupboard.

Bedroom 3 2.28m x 2.57m (7'6" x 8'5")

With uPVC double glazed window to rear aspect, radiator and built in double wardrobe.

Shower room 2.26m x 1.74m (7'5" x 5'8")

Appointed with a modern suite in white to include a vanity unit with inset wash handbasin with cupboards under and WC with concealed cistern, glazed and panelled shower enclosure with mains fed shower, extractor fan, radiator and uPVC double glazed window.

Outside

The property is fenced to the front beyond which there is a neat flagged and shale topped garden. A side drive leads to a wide carport. The enclosed rear of the property includes a large flagged patio with decoratively topped shale borders and a dwarf block wall opens to a further lawned garden with mature borders. A useful garden shed complete to the property.

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.

KEY FACTS FOR BUYERS

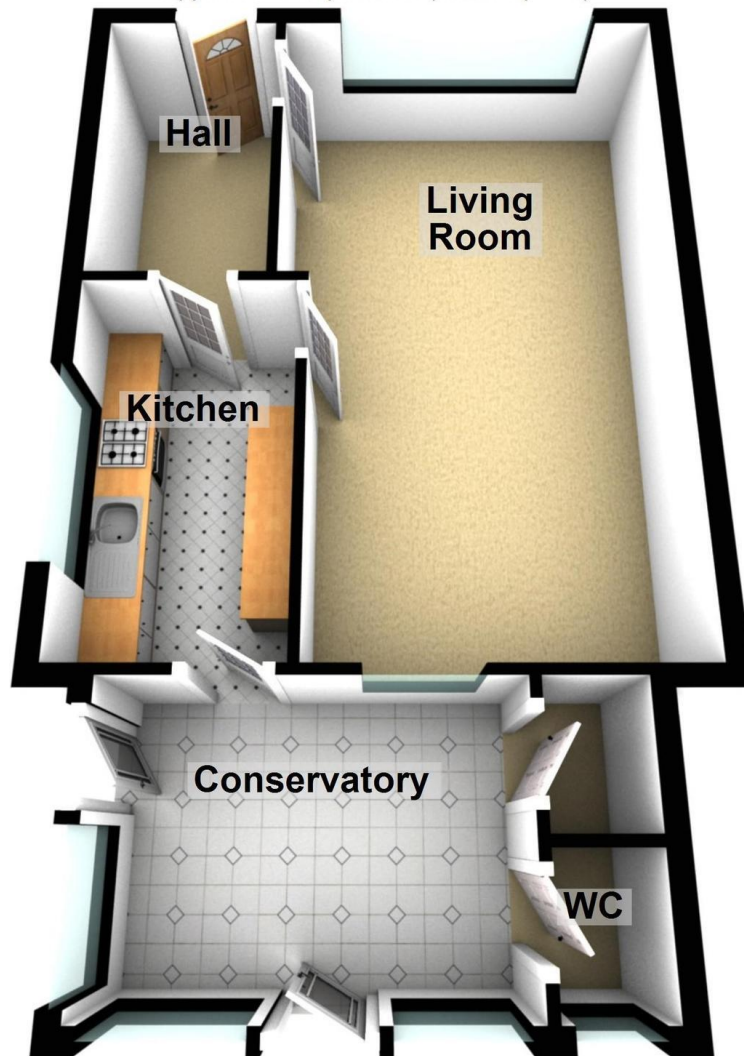
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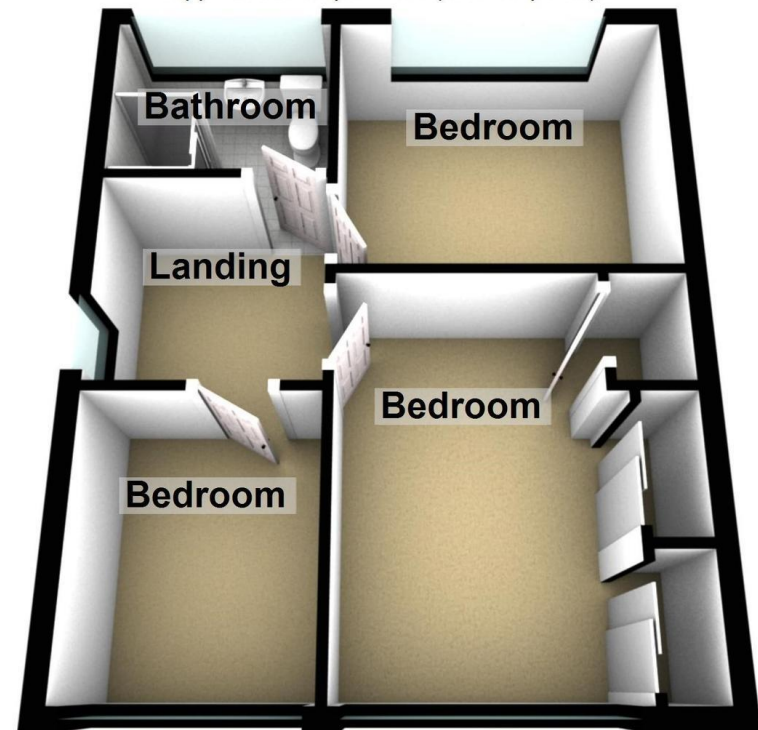
Ground Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 83.7 sq. metres (900.9 sq. feet)

Address: 13 East Parade, BRIGG, DN20 8QL

RRN:

