



- Ideal First Time Buyer/Investment Opportunity
- Mid Terrace House
- 2 Double Bedrooms
- First Floor Bathroom
- Kitchen & Lounge
- Rear Garden
- Sought After Bottesford Location
- Chain Free!

Conference Court, DN16 3SZ,
£104,950





Offered for sale with NO ONWARD CHAIN in the sought after location of Bottesford, Starkey&Brown are delighted to present to the market this fantastic first time buyer home/investment opportunity on Conference Court. The accommodation briefly comprises of 2 double bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance porch, lounge and kitchen. Outside the property has front and rear gardens. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Entrance Porch

Having door to the front aspect and door into lounge.

Lounge

11' 7" max x 15' 4" max (3.53m x 4.67m)

Having uPVC double glazed window to the front aspect, radiator and stairs rising to the first floor.



Kitchen

11' 7" x 8' 9" (3.53m x 2.66m)

Having uPVC double glazed window and door to the rear aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, space/plumbing for white goods, breakfast bar, radiator, gas central heating boiler (fitted 2020) and under stairs storage cupboard.

First Floor Landing

Bedroom 1

11' 7" x 9' 9" (3.53m x 2.97m)

Having uPVC double glazed window to the front aspect and radiator.



Bedroom 2

11' 7" x 9' 1" (3.53m x 2.77m)

Having uPVC double glazed window to the rear aspect and radiator.

Bathroom

8' 8" x 4' 7" (2.64m x 1.40m)

Having panelled bath with shower over, wash hand basin, low level WC, radiator, loft access and built in cupboard.



Outside Front

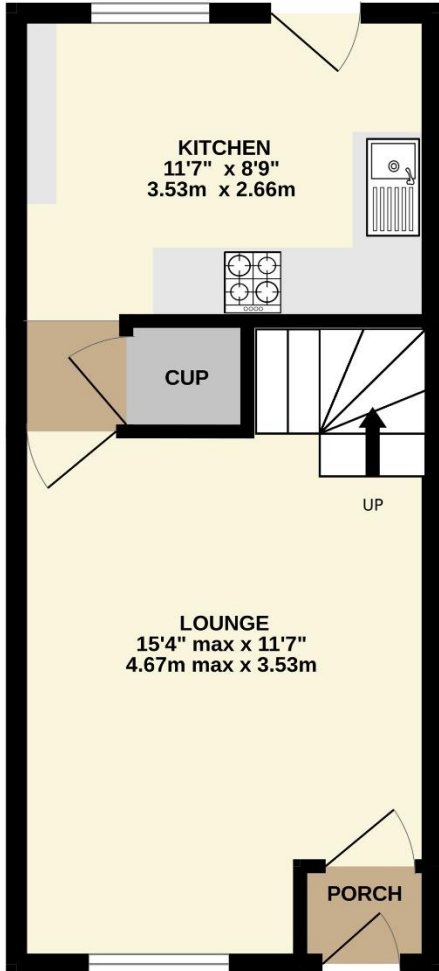
The front garden is mainly laid to lawn with a pathway leading to the front door.

Outside Rear

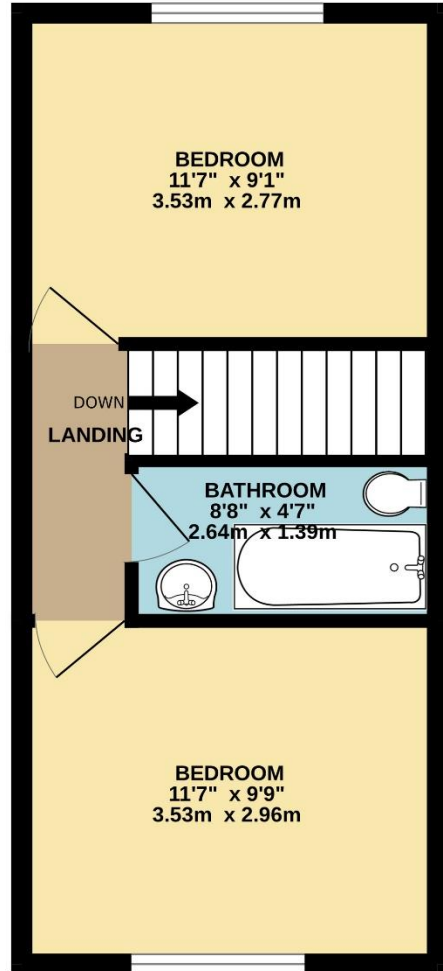
The rear garden is mainly laid to lawn with a fenced surround and gate to the rear leading to communal parking spaces.



GROUND FLOOR



1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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