



- Investment opportunity
- 3 Bedrooms
- 2 Reception Rooms
- Ground Floor Bathroom

- Shared Driveway
- Garage
- Excellent Amenities Nearby
- Offered for sale with Sitting tenant paying £675pcm

Alexandra Road, DN16 2SF,
£117,500





Offered for sale with Sitting tenant paying 675pcm in the ever popular location of Ashby, Starkey&Brown are delighted to present to the market this ideal first time buyer home/investment opportunity on Alexandra Road. The accommodation briefly comprises of 3 bedrooms to the first floor, whilst downstairs boasts a lounge, separate dining room, kitchen, lobby area with breakfast bar and ground floor bathroom. Outside the property has a shared driveway, garage and enclosed low maintenance rear garden. The property sits within walking distance to a good range of essential amenities and bus routes, call today to view! Freehold. Council tax band: A



Lounge

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

Dining Room

11' 9" x 12' 1" (3.58m x 3.68m)

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

Kitchen

6' 0" x 11' 3" (1.83m x 3.43m)

Having uPVC double glazed window to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, coved ceiling, radiator and space for appliances.

Lobby

6' 0" x 6' 9" (1.83m x 2.06m)

Having uPVC double glazed window to the side aspect, radiator and breakfast bar.

Bathroom

6' 0" x 5' 8" (1.83m x 1.73m)

Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin, low level WC and heated towel rail.

First Floor Landing

Having coved ceiling and radiator.

Bedroom 1

11' 9" x 11' 1" (3.58m x 3.38m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and built in cupboard.

Bedroom 2

8' 9" x 12' 2" (2.66m x 3.71m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling and built in cupboard.

Bedroom 3

5' 10" x 11' 3" (1.78m x 3.43m)

Having uPVC double glazed window to the rear aspect, radiator and built in cupboard with boiler.

Outside

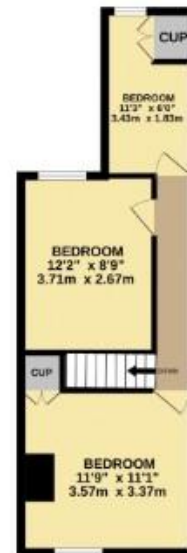
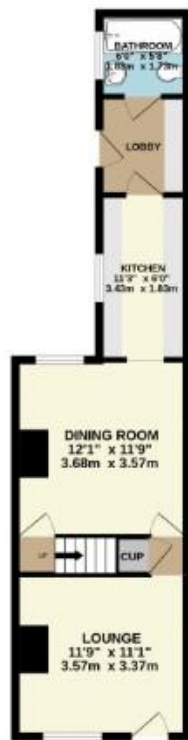
Having a small paved area to the front, shared driveway extending down the side leading to a garage and rear garden.





GROUND FLOOR

FIRST 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.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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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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