



69 Ancaster Court  
Scunthorpe, DN17 2DD  
£72,500

*Bella*  
properties

**\*\* CASH BUYERS ONLY \*\***

**Sold with no forward chain for ease of purchase, Bella Properties welcomes to the market this delightful two bedroom, first floor flat located on Ancaster Court, Scunthorpe. Well maintained throughout, this property comprises of the landing, living room, kitchen, two sizeable bedrooms and the bathroom. Externally, lawned gardens are found to both the front and rear, as well as a garage and allocated off road parking.**

**In a quiet cul de sac position, this property is still located close to amenities such as shops and transport links. An ideal opportunity for any buyer wanting to downsize, viewings are now available by appointment only!**



**Landing** 16'2" x 6'6" (4.93 x 2.0)

Internal doors lead to the living room, two bedrooms, bathroom and storage cupboard.

**Living Room** 13'6" x 12'5" (4.12 x 3.81)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on marble and wood effect surround and uPVC window faces to the front of the property.

**Kitchen** 8'7" x 9'11" (2.63 x 3.04)

Vinyl effect tiled flooring with central heating radiator and uPVC window faces to the rear of the property. A variety of base height and wall mounted wooden units with integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

**Bedroom One** 12'4" x 11'3" (3.77 x 3.45)

Carpeted with central heating radiator and uPVC window faces to the front of the property.

**Bedroom Two** 9'7" x 9'8" (2.94 x 2.97)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

**Bathroom** 5'10" x 7'0" (1.79 x 2.15)

Vinyl effect tiled flooring with tiled walls, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

**External**

To the front and rear of the property are low maintenance lawned gardens. The property also comes with a garage, and allocated off road parking.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





# Floor Plan



Total area: approx. 57.0 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independant investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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