



13 East Parade, Brigg
£165,000

 **NEWTON**
FALLOWELL

13 East Parade

Brigg

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. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Upward Chain
- Enclosed Garden
- 2 Car Parking
- Conservatory
- Established Location
- Council Tax Band A
- EPC Rating D

KEY FACTS FOR BUYERS

<https://reports.spectre.uk.com/s/7tJMK>





Entrance

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

Kitchen

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

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

11' 8" x 12' 0" (3.55m x 3.66m)

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

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

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.

Bedroom 1

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

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

Bedroom 2

0' 6" x 12' 0" (0.16m x 3.66m)

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

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

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

Shower room

7' 5" x 5' 9" (2.26m x 1.74m)

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.

Garden

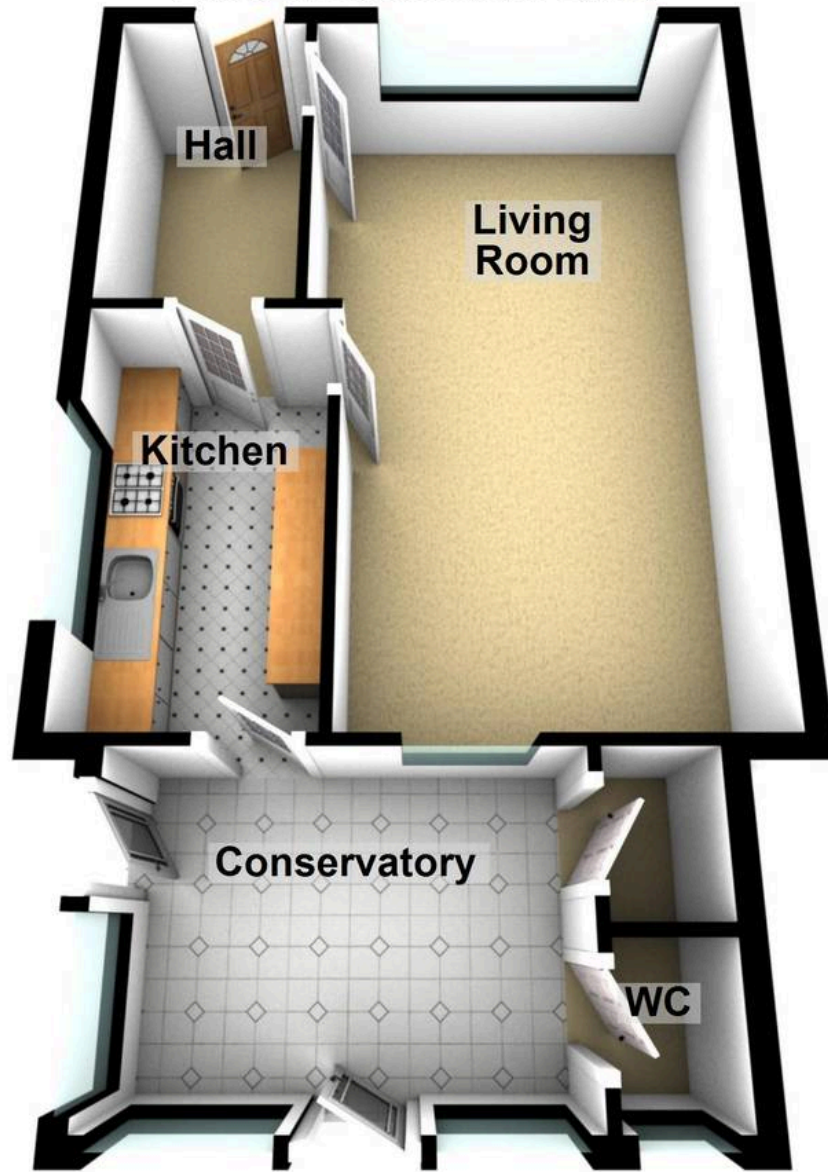
The property is fenced to the front beyond which there is a neat flagged and shale topped garden. A sharded side drive leads to a wide carport. The enclosed rear of the property includes a large flagged patio with decoratively topped shale borders and a dwarf block wall opens to a further lawned garden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

BUYERS AML FEES AND PRE-PURCHASE CHECKS are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £25 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale. We will receive a portion of the fee to cover the administration of this process. We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.



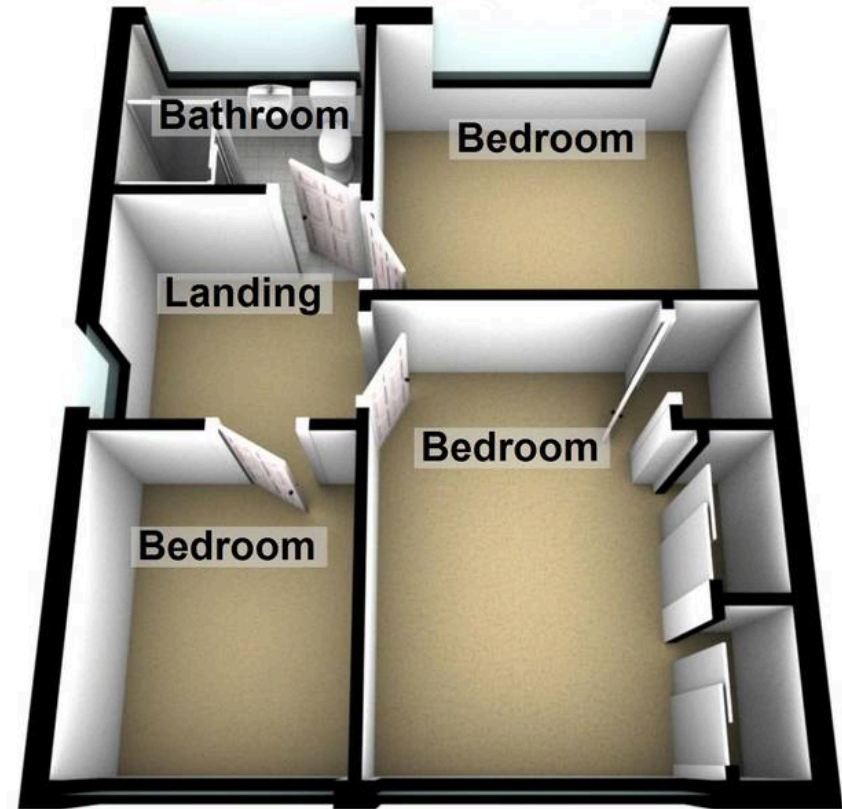
Ground Floor

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)



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