



## 18 Wrawby Street, Brigg

£250,000 Freehold

A SUPERB INVESTMENT OPPORTUNITY • PRIME TOWN CENTRE LOCATION • GROUND FLOOR COMMERCIAL UNIT • 2 BEDROOM FLAT WITH AN INDEPENDANT GROUND FLOOR ENTRANCE • 2 BEDROOM COTTAGE • CURRENT RENTAL INCOME OF £18000 PER ANNUM • ALL IN EXCELLENT CONDITION • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

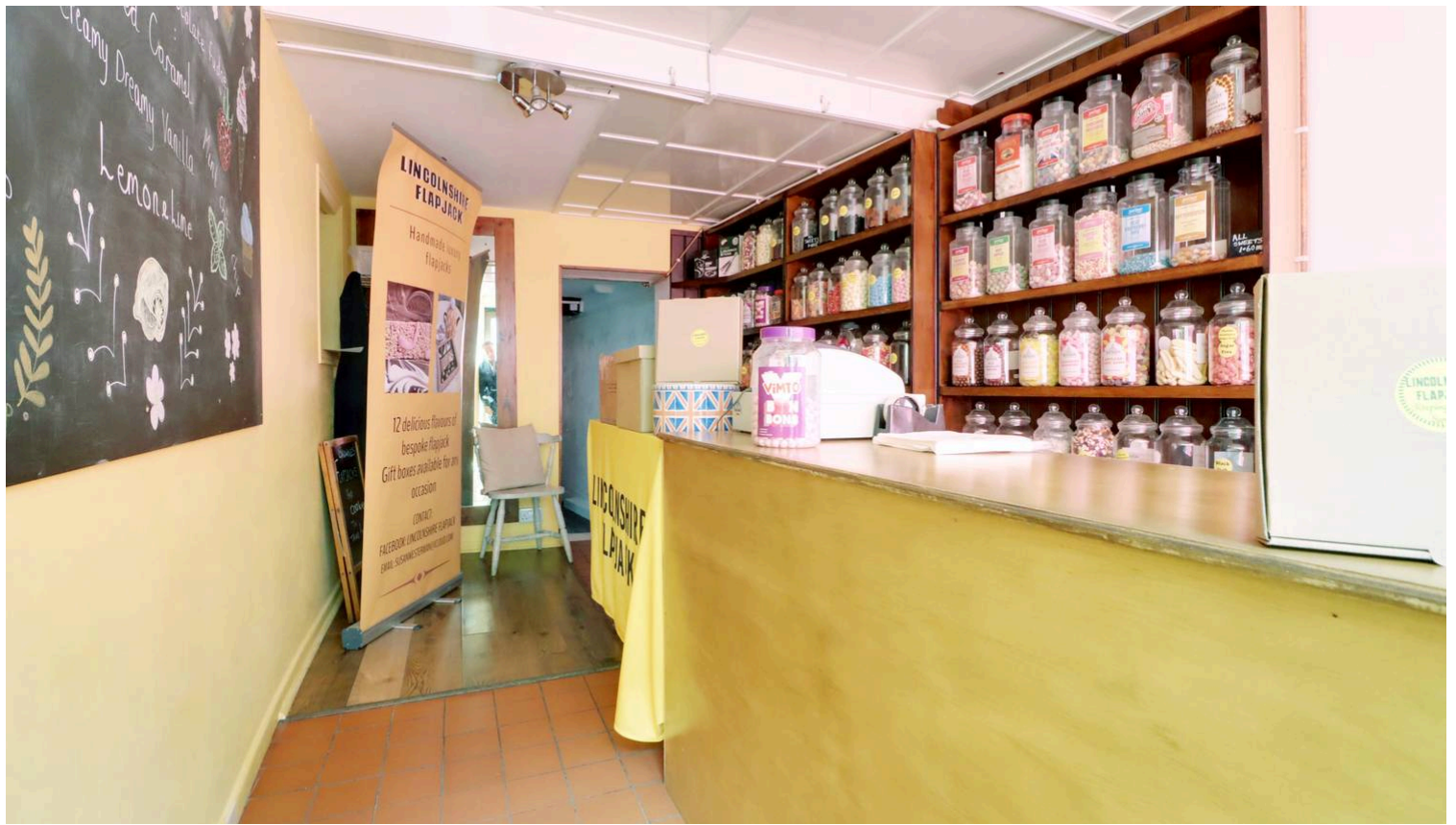
Prime town centre townhouse converted into 3 units with £18,000 annual rental income. Includes commercial unit, 2 flats, courtyard, and modern amenities. Viewing recommended.

Council Tax band: TBD

Tenure: Freehold

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- GROUND FLOOR COMMERCIAL UNIT
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### 18 Shop Front Show Room

9' 3" x 17' 3" (2.82m x 5.25m)

With front single glazed entrance door and matching adjoining picture window, quarry tiled flooring, built-in desk unit and display shelving and open access through to;

### 18 Store Room

5' 8" x 14' 5" (1.73m x 4.40m)

Having fitted worktop, wash hand basin, cushioned flooring and storage cupboard and internal door through to;

### 18 Kitchenette

9' 4" x 10' 6" (2.85m x 3.19m)

Side single glazed entrance door with side light and side window, base storage cabinet with a stainless steel sink unit and doors through to;

### 18 Inner Hallway

Leads to;

### 18 Cloakroom

Side single glazed window, low flush WC in white and matching wash hand basin.





**18a Ground Floor Entrance Hallway**

6' 7" x 6' 7" (2.00m x 2.00m)

Has single glazed panelled entrance door, rear single glazed window, staircase leading to the first floor accommodation with large under the stairs storage cupboard, cushioned flooring and doors through to;

**18a Attractive Modern Fitted Kitchen**

10' 4" x 10' 6" (3.14m x 3.19m)

Front single glazed window. The kitchen enjoys an extensive range of shaker style furniture with a complementary patterned worktop, incorporating a stainless steel sink unit with drainer to the side and block mixer tap, built-in electric hob with oven beneath and overhead canopied extractor and space and plumbing for appliances.



**18a First Floor Large Central Landing**

14' 7" x 6' 8" (4.45m x 2.03m)

With a rear single glazed window and doors to;

**18a Fine Living Room**

15' 5" x 13' 5" (4.70m x 4.10m)

Side single glazed window, handsome exposed brickwork with storage cupboards and TV point.

**18a Large Double Bedroom 1**

16' 1" x 10' 6" (4.91m x 3.20m)

Twin front single glazed window and built-in wardrobes.





**18a Front Bedroom 2**

8' 10" x 10' 6" (2.70m x 3.20m)

Front single glazed window and built-in wardrobe.

**18a Bathroom**

4' 10" x 8' 6" (1.47m x 2.60m)

Rear single glazed window with patterned glazing and secondary glazing, modern suite in white comprising a low flush WC, corner fitted wash hand basin, panelled bath with electric shower over, glazed screen and cushioned flooring.

**18a Store Room**

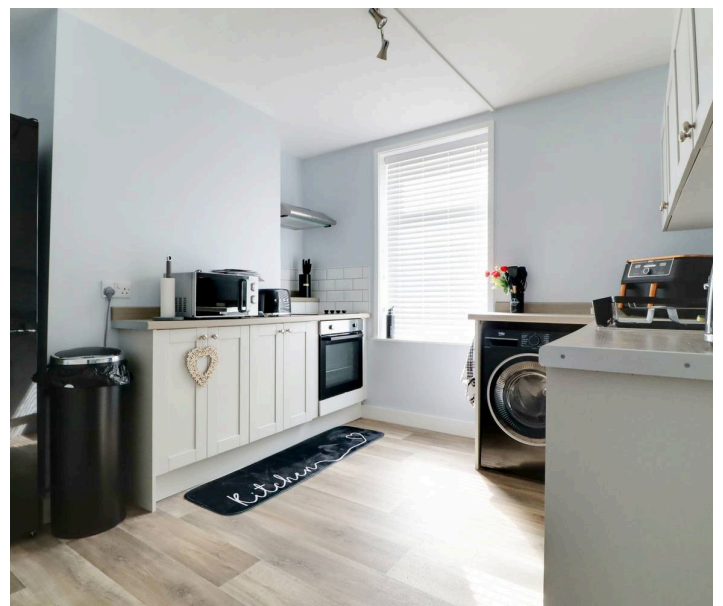
6' 5" x 4' 11" (1.95m x 1.51m)

Has loft access.

**18b Attractive Fitted Dining Kitchen**

12' 2" x 11' 10" (3.70m x 3.60m)

Hardwood entrance door and side horizontal sliding sash window, modern fitted shaker style kitchen with a patterned top incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, space for an electric oven with overhead canopied extractor, wooden style flooring, built-in under the stairs storage cupboard, door with staircase leads to the first floor, part exposed brickwork and beamed ceiling and door leads through to;





### 18b Living Room

10' 5" x 7' 9" (3.17m x 2.35m)

With horizontal sliding single glazed sash window, continuation of matching flooring for the kitchen, TV point and beamed ceiling.

### 18b First Floor Landing

Leads to;

### 18b Double Bedroom 1

8' 6" x 11' 11" (2.60m x 3.62m)

Side horizontal sliding sash window, built-in storage cupboard, handsome bricked display fireplace and doors to;

### 18b En-Suite Shower Room

6' 7" x 4' 8" (2.00m x 1.43m)

Modern suite in white comprising a low flush WC, circular wash hand basin with tiled splash back, double shower cubicle with electric shower and glazed screen with tiled walls and exposed floorboards.

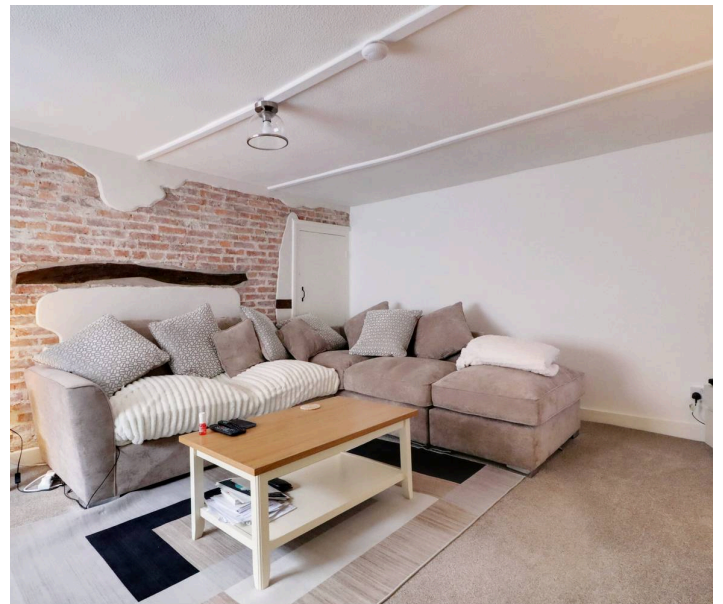
### 18b Rear Double Bedroom 2

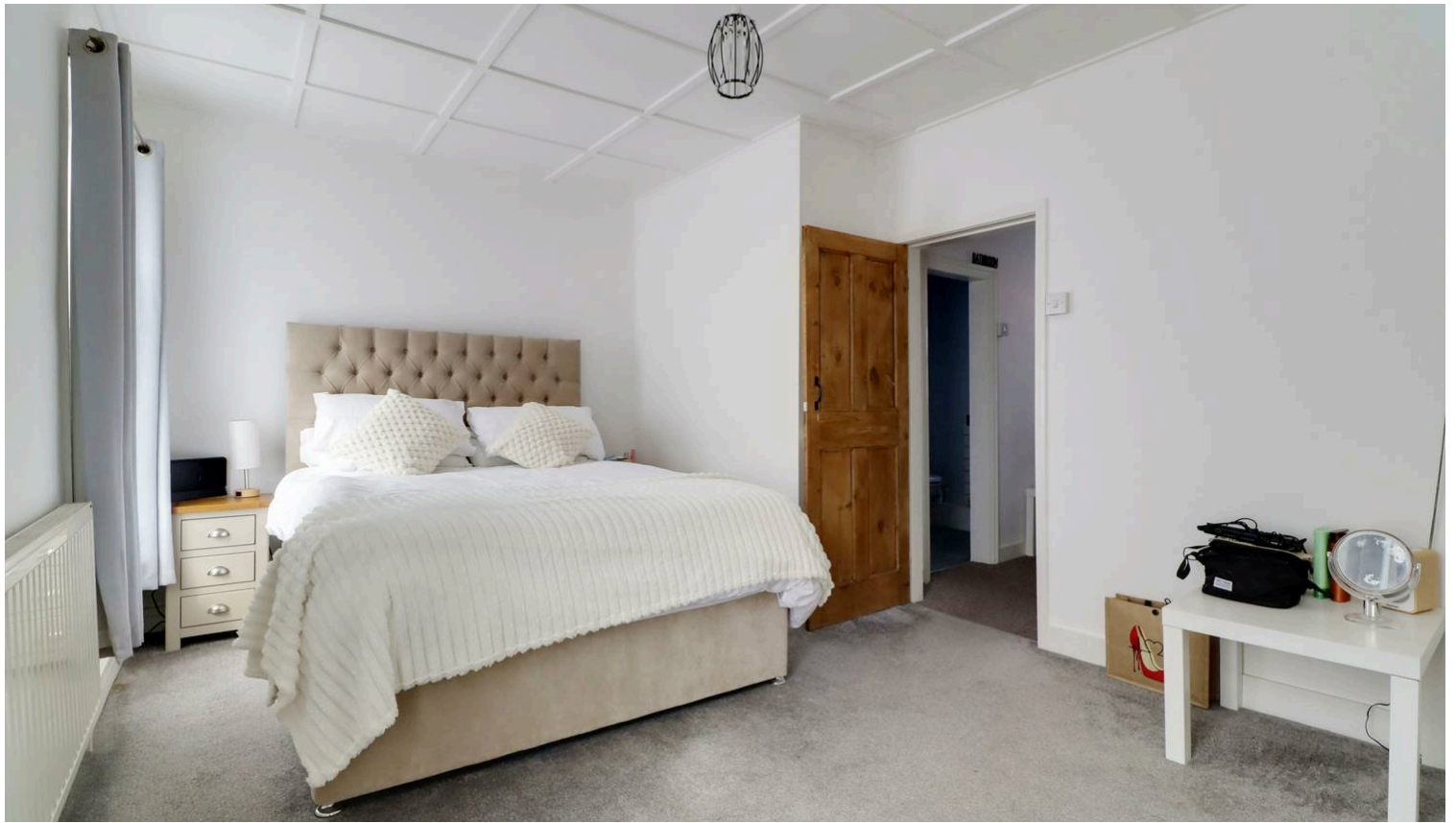
15' 9" x 12' 0" (4.80m x 3.65m)

Side horizontal sliding single glazed sash window, exposed floorboards, part exposed brickwork and corner fitted cupboard housing the Ideal gas central heating boiler.

### External Store/Utility

Has a side entrance door and has plumbing and space for an automatic washing machine.





### **Grounds**

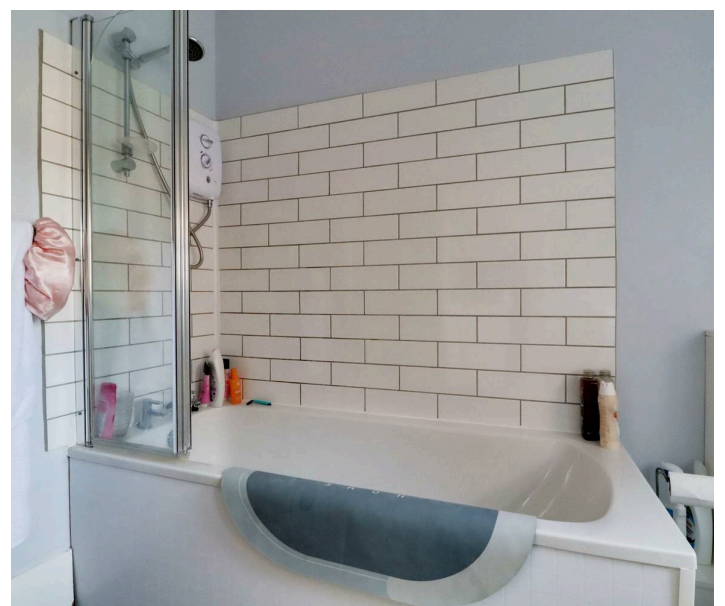
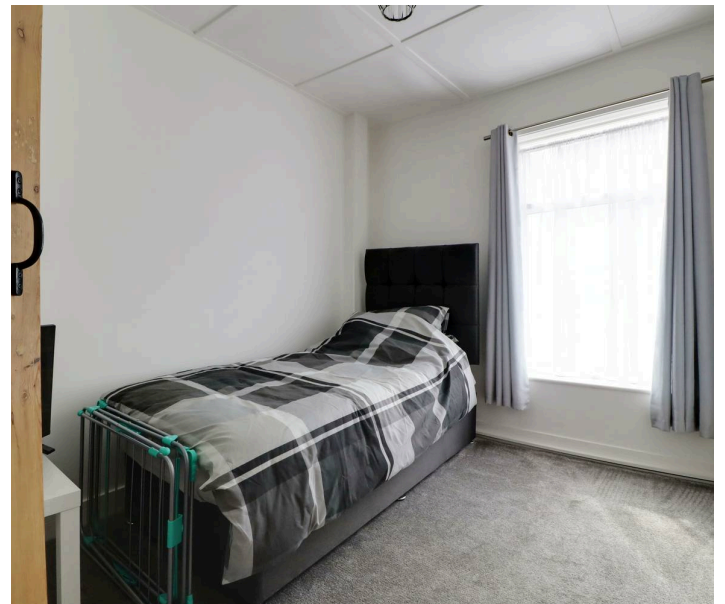
There is a small concrete laid court yard area which provides bin stores.

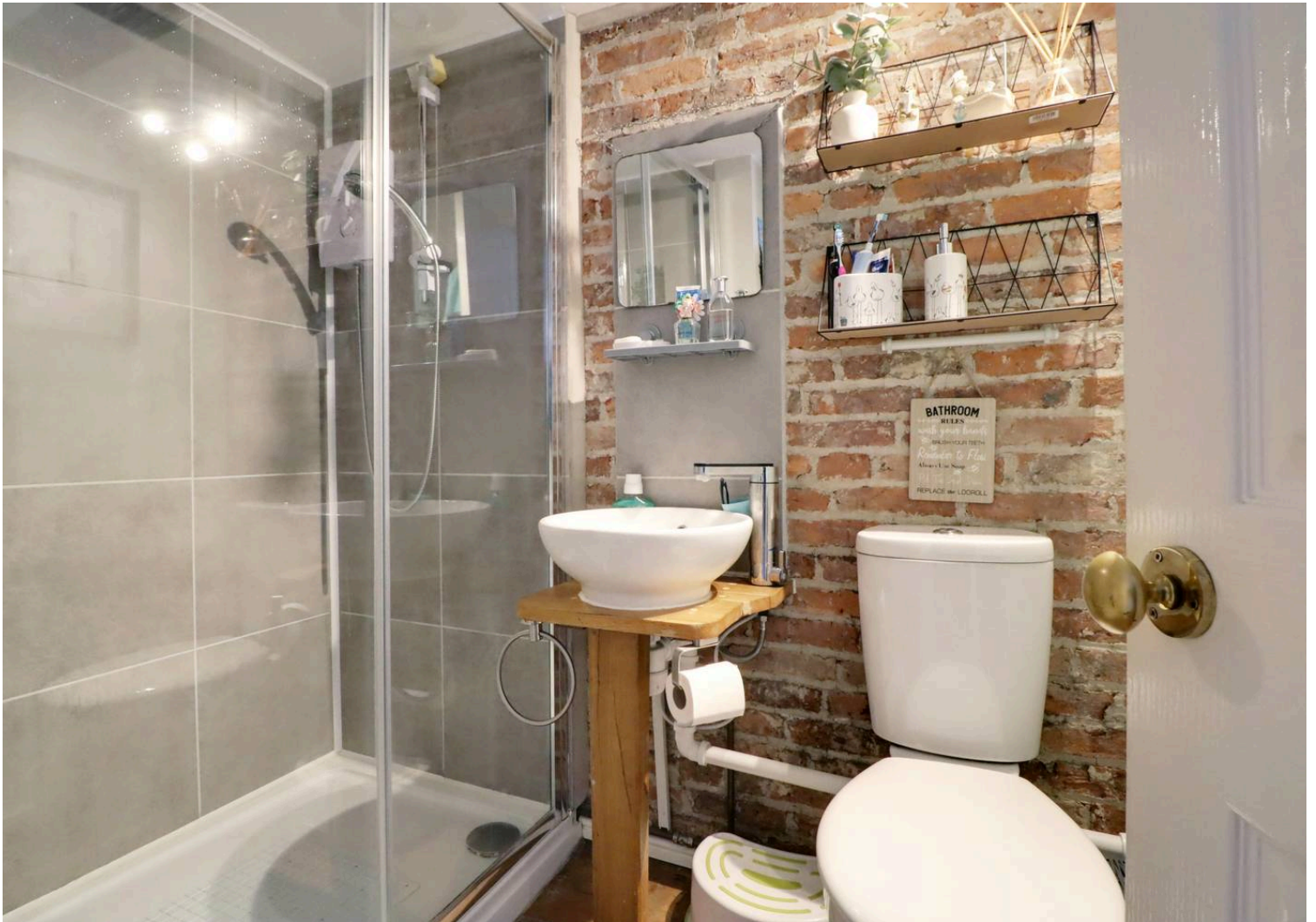
### **Double Glazing**

The property has single glazed timber framed windows and doors.

### **Central Heating**

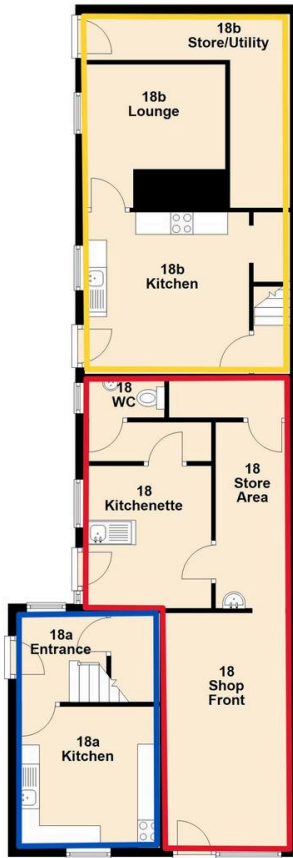
Each property has independent heating.



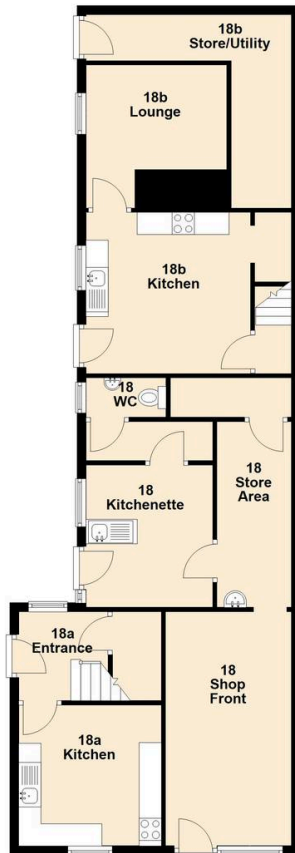




**Ground Floor**  
Approx. 94.2 sq. metres (1013.8 sq. feet)



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**First Floor**  
Approx. 98.1 sq. metres (1055.9 sq. feet)



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