



30 Old School Close, Brigg
£165,000

 **NEWTON**
FALLOWELL

30 Old School Close

Brigg

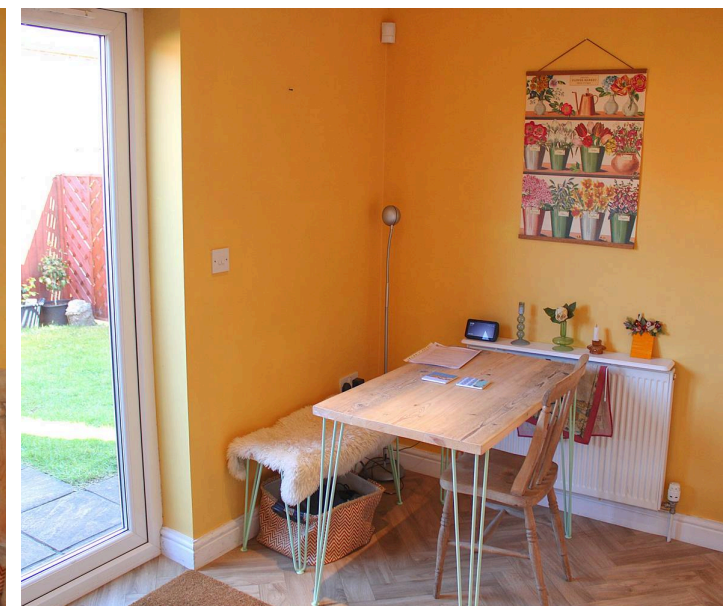
No Onward Chain. Modern 2 bedroom end terrace townhouse with 2 car parking and enclosed gardens. Maturing area convenient for town amenities. 3.78m dining kitchen linking to secure garden. Generous forward facing lounge. Excellent first home

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Upward Chain
- Maturing Location
- Dining kitchen Linking to Garden
- 2 Car Driveway Parking
- Enclosed Garden
- 2 Double Bedrooms





Entrance

A side entrance with composite door opens to the hall.

Cloak Room

3' 4" x 6' 5" (1.02m x 1.95m)

Appointed with a suite to include a close coupled wc, pedestal wash hand basin, radiator, coving and extractor.

Lounge

12' 4" x 10' 0" (3.77m x 3.05m)

A well lit and generous, forward facing room with radiator, coving and staircase with turned spindle baluster rail

Dining Kitchen

12' 5" x 8' 8" (3.78m x 2.65m)

The social centre of the home linking to the garden via French doors to the rear and appointed with a good range of white fronted high and low units with contrasting work tops. There is also an inset stainless steel 4 burner gas hob with matching splashback, chimney style extractor and oven under. The room is completed by plumbing for a washing machine, space for an upright fridge/freezer, radiator, concealed gas fired combination boiler and spot lighting.

Landing

Spindle gallery rail, access to the roof space and fitted linen cupboard.



**Bedroom 1**

12' 6" x 8' 9" (3.80m x 2.66m)

A rear facing double room with radiator.

Bedroom 2

12' 5" x 8' 10" (3.79m x 2.68m)

(Max measurements) A further, forward facing double room with radiator and bulk head store cupboard.

Bathroom

Appointed with a suite in white and including a panelled bath with mains fed shower over, pedestal wash hand basin, close coupled wc, extractor fan, radiator and part tiled walls.

Garden

The property is fronted by a neat buffer garden with maturing wisteria and a side drive allows off road parking for 2 cars. A high gate opens to the enclosed rear of the home which is primarily laid to lawn and is best viewed from the flagged patio. A timber garden shed completes the home.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





Newton Fallowell Brigg

Newton Fallowell Estate Agents, 2 Wrawby Street - DN20 8JH

01652 783030 • brigg@newtonfallowell.co.uk • www.newtonfallowell.co.uk/

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