



6 Waters Edge, Scawby Brook  
£155,000

 **NEWTON**  
**FALLOWELL**

## 6 Waters Edge

Scawby Brook, Brigg

Well presented 2 bed townhouse in Waters Edge. Features lounge, dining kitchen, enclosed rear garden, 2 car drive, Juliet balcony, and modern shower room. Ideal for first-time buyers or investors. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Popular residential location
- Easily maintained, enclosed rear garden
- Stylish high gloss dining kitchen.
- 2 car parking to the rear.
- Modern shower room





### Lounge

12' 4" x 13' 8" (3.76m x 4.16m)

A well lit forward facing, bow fronted room including a feature timber fire surround with marbled back and hearth and inset electric fire, spindle balustraded stair to the first floor with cupboard under and radiator.

### Dining Kitchen

12' 3" x 9' 10" (3.74m x 2.99m)

Stylishly appointed with a good range of high and low, white gloss fronted units with granite style worktops and including a stainless steel sink unit, inset 4 burner gas hob with oven under and chimney extractor over, refrigerator recess, plumbing for a washing machine, tiled splash areas, radiator, concealed gas fired heating boiler, window and French doors opening to the enclosed rear gardens.

### Landing

#### Bedroom 1

12' 4" x 9' 10" (3.77m x 3.00m)

A rear facing double room with French doors to a Juliet balcony, vertical radiator and door to shower room.

#### Bedroom 2

12' 4" x 7' 5" (3.77m x 2.25m)

(max measurements) A forward facing room with 2 windows, radiator and bulkhead store cupboard.

#### Shower Room

6' 1" x 5' 10" (1.86m x 1.78m)

A fully panelled room refurbished with a modern suite to include a quadrant shower with mains fed rainwater head shower, toilet, rectangular vanity basin and chrome radiator. The room is accessible from both Bedroom 1 and the Landing.



## GARDEN

The property is fronted by a buffer garden with low shrubs, immediately to the rear of the home there is a flagged patio and 2 steps lead up to an area of artificial grass with gravel topped borders and a broad walkway leads, via a high timber gate, to the 2 car driveway accessed from Millers' Quay.

### BUYERS AML FEES AND PRE-PURCHASE CHECKS

Estate agents 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 £20 + 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.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England, Scotland & Wales

EU Directive  
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## Newton Fallowell Brigg

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