



Kingston Terrace, South Ferriby  
North Lincolnshire

£140,000







## Kingston Terrace

South Ferriby, North Lincolnshire

**\*\*NO CHAIN\*\***

This end of terrace house is waiting just for you...

Waiting for new owners to put their own stamp on it.

Sitting on an elevated plot is this two bedroom property. As you approach this deceptively spacious home, you are greeted by a gated side garden. Once inside, a bright kitchen and dining room welcomes you in. With a further lounge and sitting room. Great spaces to entertain and welcome guests in. While the first floor offers two good sized bedrooms and a family bathroom.

Viewing of this home is a must!



- **\*\*NO CHAIN\*\***
- **Total Floor Area:- 91 Square Metres**
- **Lounge & Sitting Room (Third Bedroom)**
- **Kitchen & Dining Room**
- **Utility Room/WC**
- **Two Bedrooms**
- **Family Bathroom**
- **Enclosed Side Garden**

#### **BROADBAND TYPE:**

Standard- 3 Mbps (download speed), 0.5 Mbps (upload speed),

Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),

Ultrafast- 1000 Mbps (download speed), 1000 Mbps (upload speed).

#### **MOBILE COVERAGE:**

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



**ENTRANCE**

3' 7" x 3' 9" (1.09m x 1.15m)

Entered through a wooden door via porch into the hallway. Doors to all principal rooms.

**LOUNGE**

10' 6" x 18' 8" (3.20m x 5.70m)

Feature brick fireplace housing an open flame fire. Window to the front elevation and French doors to the side garden.

**KITCHEN**

8' 6" x 6' 5" (2.58m x 1.96m)

Range of wall and base units in an ivory finish with contrasting work surfaces and tiled splashbacks. Inset sink and drainer with a swan neck mixer tap. Integral oven and a four ring gas hob with an extraction canopy over. Space for a tall fridge freezer. Window to the front elevation.

**DINING ROOM**

11' 4" x 11' 5" (3.46m x 3.47m)

Great space to entertain or receive guests in. Handy storage cupboard.

**SITTING ROOM/THIRD BEDROOM**

10' 0" x 11' 6" (3.04m x 3.50m)

Bow bay window to the front elevation. Door to the utility room.

**UTILITY ROOM/WC**

7' 1" x 6' 6" (2.17m x 1.99m)

Range of wall and base units with a contrasting work surface. Plumbing for a washing machine. Push button WC and a corner wash hand basin with a mixer tap. Window to the rear elevation.





## **FIRST FLOOR ACCOMMODATION:**

### **LANDING**

11' 5" x 8' 7" (3.48m x 2.62m)

Window and a French door to the balcony.

### **BEDROOM ONE**

10' 7" x 10' 7" (3.22m x 3.23m)

Fitted storage shelving and a window to the front elevation.

### **BEDROOM TWO**

9' 10" x 10' 4" (2.99m x 3.16m)

Window to the front elevation.

### **FAMILY BATHROOM**

7' 1" x 7' 7" (2.16m x 2.32m)

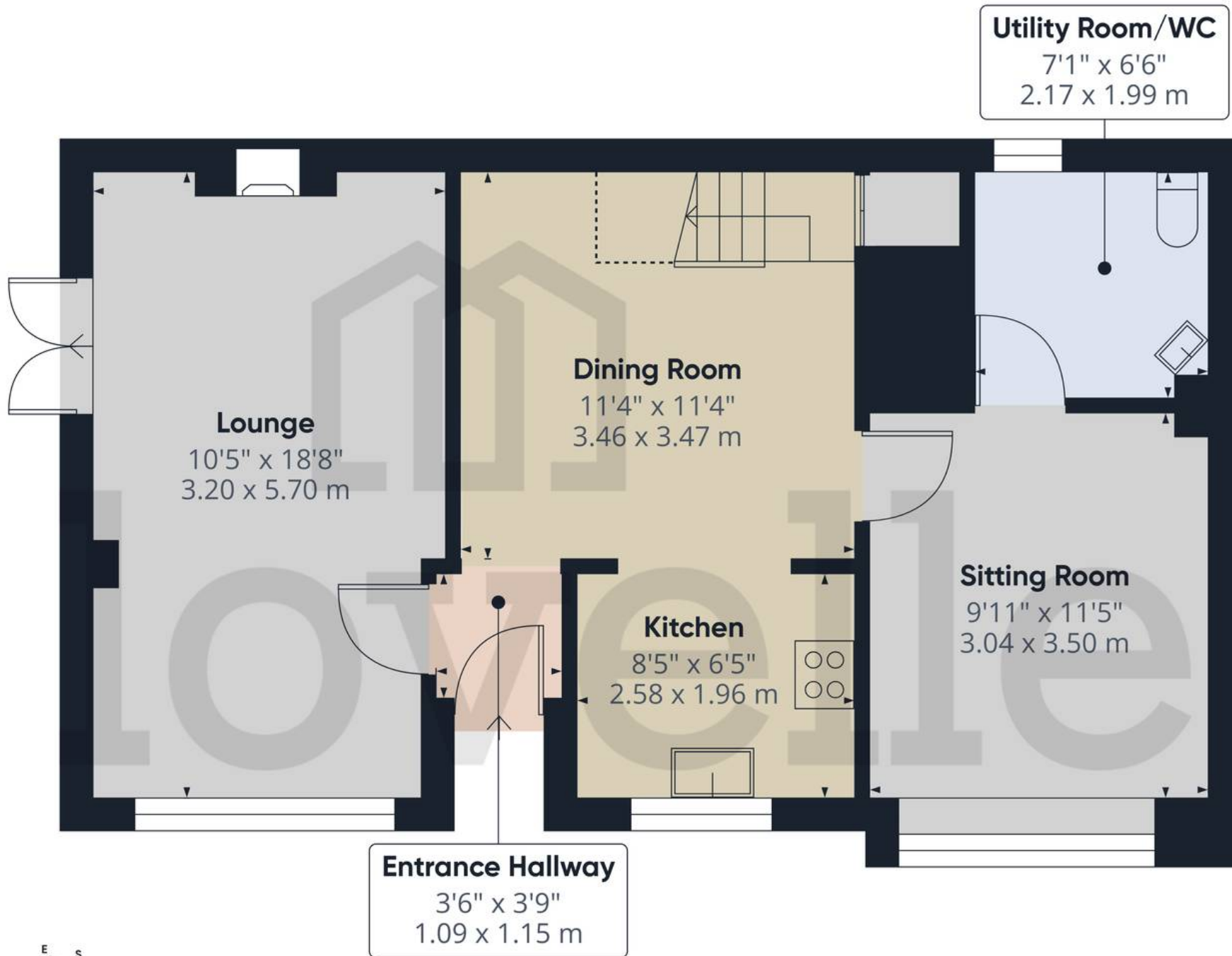
Three piece bathroom suite incorporating a bathtub with a rain shower over, push button WC and a pedestal wash hand basin with a mixer tap. Window to the rear elevation and decorative tiles throughout.

### **Garden**

Side garden – fully enclosed by fencing and brick walls, mature shrubbery.







Approximate total area<sup>(1)</sup>

567 ft<sup>2</sup>

52.7 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

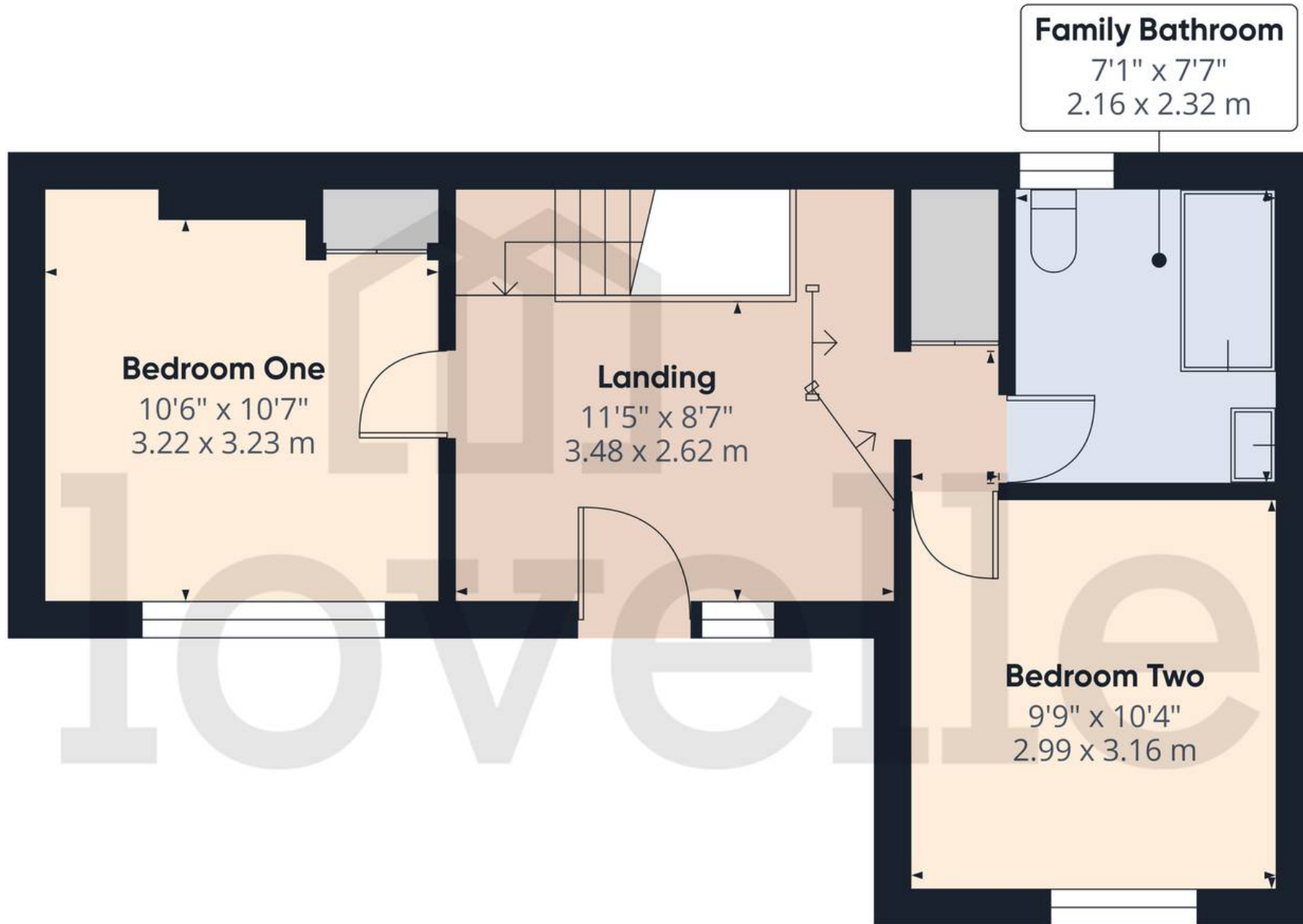
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor



Approximate total area<sup>(1)</sup>  
395 ft<sup>2</sup>  
36.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

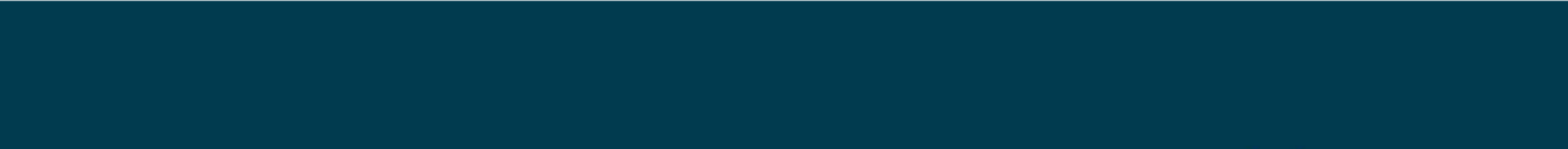
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\*We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £24.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

Council Tax band: A  
Tenure: Freehold

EPC Energy Efficiency Rating: E



## **VIEWING**

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## **MORTGAGE ADVICE**

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

## **AGENTS NOTE**

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## **HOW TO MAKE AN OFFER**

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



## Lovelle Estate Agency

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