



Forge Crescent, Ulceby, North Lincolnshire

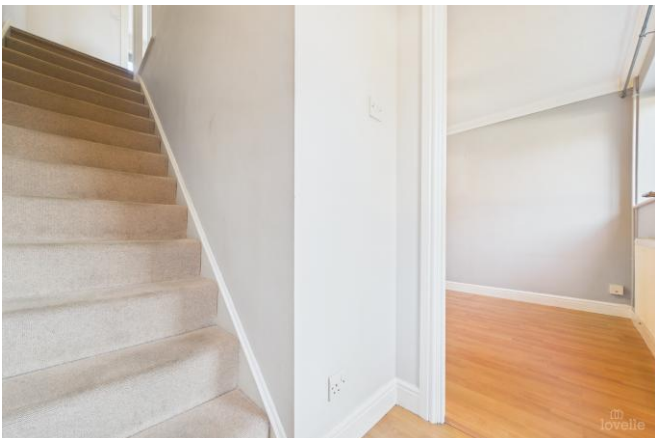
£125,000





Key Features

- ****NO CHAIN****
- Total Floor Area: 58 Square Metres
- Living Room
- Kitchen Diner
- Two Bedrooms
- Family Bathroom
- South Facing Rear Garden
- Allocated Parking
- EPC rating C





DESCRIPTION

****NO CHAIN****

Situated in the quaint village of Ulceby is this charming terraced home. Perfect for a first time buyer or someone looking to escape the busy city lifestyle.

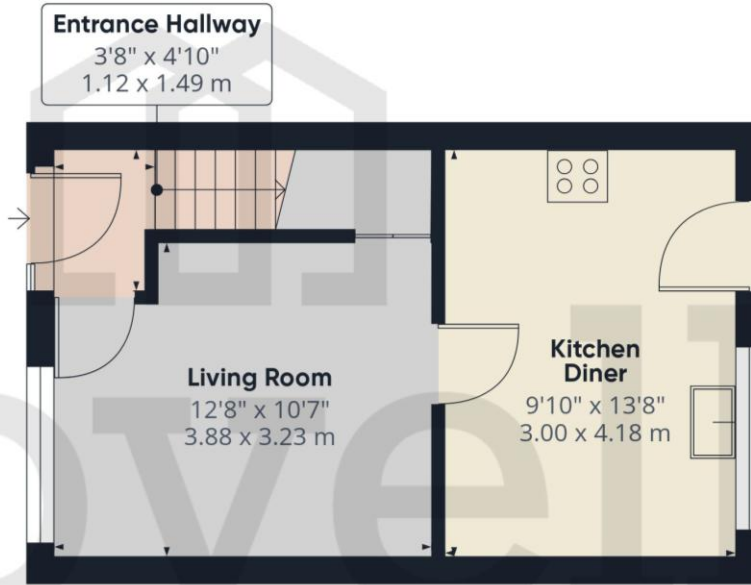
This generously proportioned accommodation includes two bedrooms and a family bathroom. While the sizeable living room offers great space to relax and receive guests and family in. Not to forget, the fully equipped kitchen diner.

Finishing this property is the fully enclosed South facing rear garden and allocated parking.

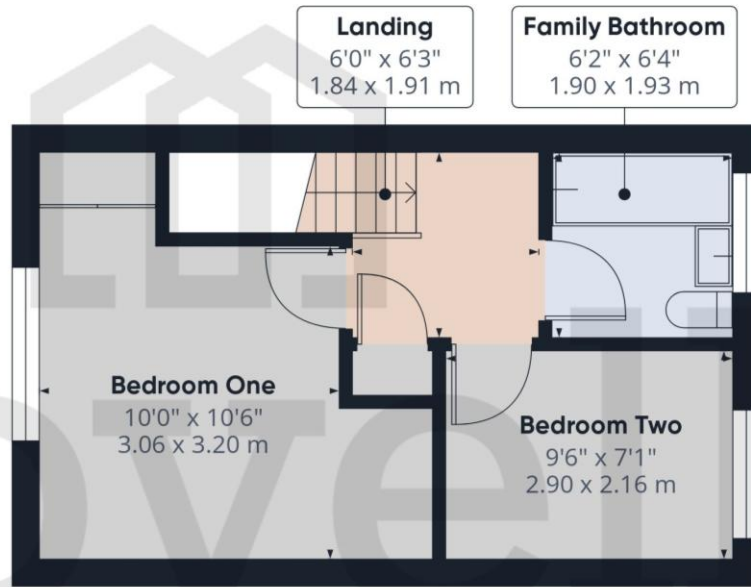
VIEWING HIGHLY RECOMMENDED!



FLOORPLAN



Ground Floor



Floor 1



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TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. 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 mortgage advisor on 01652636587 to arrange an appointment.

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.

SKB Estates Limited T/A Lovelle Estate Agency

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Follow us on:



ENTRANCE 1.12m x 1.49m (3'8" x 4'11")

Entered through a half glazed UPVC door with a sidelight into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LIVING ROOM 3.88m x 3.23m (12'8" x 10'7")

Bright and airy room with a window to the front elevation. Handy storage cupboard.

KITCHEN DINER 3m x 4.18m (9'10" x 13'8")

Range of wall and base units with contrasting work surfaces and splash backs. Inset electric oven, microwave and a five ring gas hob with an extraction canopy over. Grey composite sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for a further under counter appliance.

Window and a half glazed UPVC door to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.06m x 3.2m (10'0" x 10'6")

Fitted bedroom furniture incorporating a wardrobe.

Window to the front elevation.

BEDROOM TWO 2.9m x 2.16m (9'6" x 7'1")

Window to the rear elevation.

FAMILY BATHROOM 1.9m x 1.93m (6'2" x 6'4")

Three piece suite incorporating a bathtub with a shower over and a mixer tap, push button WC and a pedestal wash hand basin with a mixer tap.

Decorative tiles throughout and a window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Fully laid to lawn with a walkway leading to the property. Finished with mature shrubbery.

REAR ELEVATION

Fully enclosed by wooden fencing with delightful seating areas. Perfect to entertain guests and family or simply relax in. Finished with a timber constructed garden shed.

PARKING

Allocated parking spaces

LOCATION

The village of Ulceby is well positioned for commuting to the employment areas and towns of the region. Ulceby is a popular village having a Co-operative supermarket with Post Office, two Public Houses, takeaway, Indian takeaway, modern community hall, vets, unisex hairdressers, tea rooms, playing field, St Nicholas Church and Primary school. A bus service operates to the nearby towns, where comprehensive facilities and amenities can be found.

BROADBAND TYPE

Standard- 7 Mbps (download speed), 0.8 Mbps (upload speed),
Superfast - 75 Mbps (download speed), 20 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Good,
Available - EE, Three, O2, Vodafone.

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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 £20.00 (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.

