



Brigg Road, Barton-upon-Humber, North Lincolnshire
Offers over £115,000





KEY FEATURES

- ****NO CHAIN****
- Total Floor Area:- 48 Square Metres
- Close to Public Transport Links
- Central Location
- Living Room
- Kitchen Diner
- Two Bedrooms
- Shower Room
- Parking
- EPC rating C

DESCRIPTION

****NO CHAIN****

A charming terraced home. Waiting for someone new to move in and put their own stamp on it.

Don't miss the opportunity to acquire this two bedroom home, located close to local amenities and transport links. This home comprises of a bright living room adjacent to the spacious kitchen diner. While the first floor offers two good sized bedrooms and a contemporary shower room.

Viewing of this home is a must!

PARTICULARS OF SALE

ENTRANCE

Entered through a glazed wooden door into the living room.

LIVING ROOM

3.02m x 3.56m (9'11" x 11'8")

Bright and airy room with a sliding double glazed sash window to the front elevation. Finished with a rustic wooden mantel beam adding charm to this property.



KITCHEN DINER

3.4m x 3.51m (11'2" x 11'6")

Range of wall and base units in a cream finish with contrasting work surfaces and tiled splashbacks. Black composite sink and drainer with a swan neck mixer tap. Freestanding cooker with a double oven and a four ring gas hob, extraction canopy over. Plumbing for a washing machine and space for a further under counter appliance. Housing for the combination boiler. Staircase to the first floor accommodation and a window and a door to the rear elevation.



FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

3.07m x 3.21m (10'1" x 10'6")

Sliding double glazed sash window to the front elevation.

BEDROOM TWO

1.89m x 2.73m (6'2" x 9'0")

Window to the rear elevation.

SHOWER ROOM

1.43m x 1.79m (4'8" x 5'11")

Three piece suite incorporating a shower cubicle with a rain shower over, low flush WC and a vanity hand wash basin with hot and cold water taps.

Decorative waterproof panelling to the wet areas.

OUTSIDE THE PROPERTY:

REAR ELEVATION

Walkway to the rear of the property.

LOCATION

Barton-upon-Humber is a highly regarded historic market town with Primary and Senior schools, quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops and two petrol stations. It benefits from numerous recreational facilities and is surrounded by open countryside. The distinctive Churches, library, wildlife reserves and popular museums allow you to enjoy peace and tranquillity whilst the shopping and nightlife of neighbouring towns means you are never far away from a faster pace of life!

BROADBAND TYPE

Standard - 18 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

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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.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

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.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

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 01652 636587 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

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.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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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

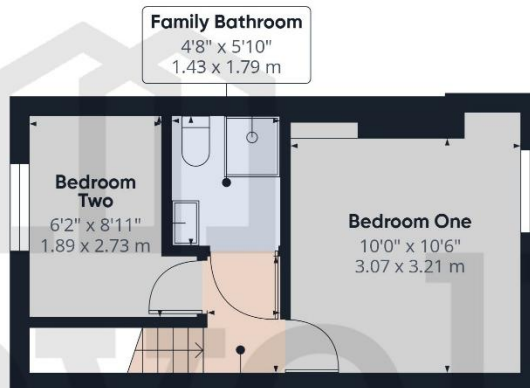


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Ground Floor



Landing
3'1" x 5'4"
0.94 x 1.65 m

Floor 1



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