



33 Low Road, Worlaby
£135,000

 **NEWTON**
FALLOWELL

33 Low Road

Worlaby, Brigg

Three bedroom semi in sought after village. Requires refurbishment. No upward chain. Two reception rooms, parking, store rooms. Ideal for investors or buyers wanting to modernise.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- No upward chain
- Refurbishment required
- Reception parking and stores
- Traditional cottage in sought after village
- Cast iron multi-fuel stove
- Council Tax Band B
- EPC Rating E





Lounge

11' 1" x 11' 3" (3.39m x 3.44m)

A forward facing room with decorative fire surround with marbled back and hearth and sliding, glazed doors to dining room.

Dining room

11' 6" x 11' 5" (3.50m x 3.49m)

Side facing room with brick built fireplace with inset cast iron multi-fuel stove.

Breakfast Area

14' 0" x 587' 3" (4.26m x 179.00m)

A range of high and low storage units, stair to the first floor and access to the bathroom.

Kitchen

10' 7" x 6' 6" (3.22m x 1.99m)

Appointed with a range of base units and window to the side aspect.

Garden room/Store

15' 2" x 15' 1" (4.62m x 4.60m)

A multi-use space with translucent roof, side door and window and access to additional stores.

Bathroom

Appointed with a suite to include bath with electric shower over, close coupled wc, pedestal wash hand basin and part tiled walls.





Landing

Bedroom 1

11' 5" x 12' 2" (3.49m x 3.71m)

A rear facing room with fitted furniture.

Bedroom 2

11' 3" x 9' 10" (3.44m x 2.99m)

A forward facing room with arched window.

Bedroom 3

0' 3" x 6' 1" (0.07m x 1.86m)

A further forward facing room.

GARDEN

The property is fronted by a small garden and a 5 bar gate allows access to the side drive. Immediately to the rear, and accessed via the garden room/store is a further timber shed (in poor condition) together with a larger store.

Driveway

3 Parking Spaces

BUYERS AML FEES AND PRE-PURCHASE CHECKS 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.





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