

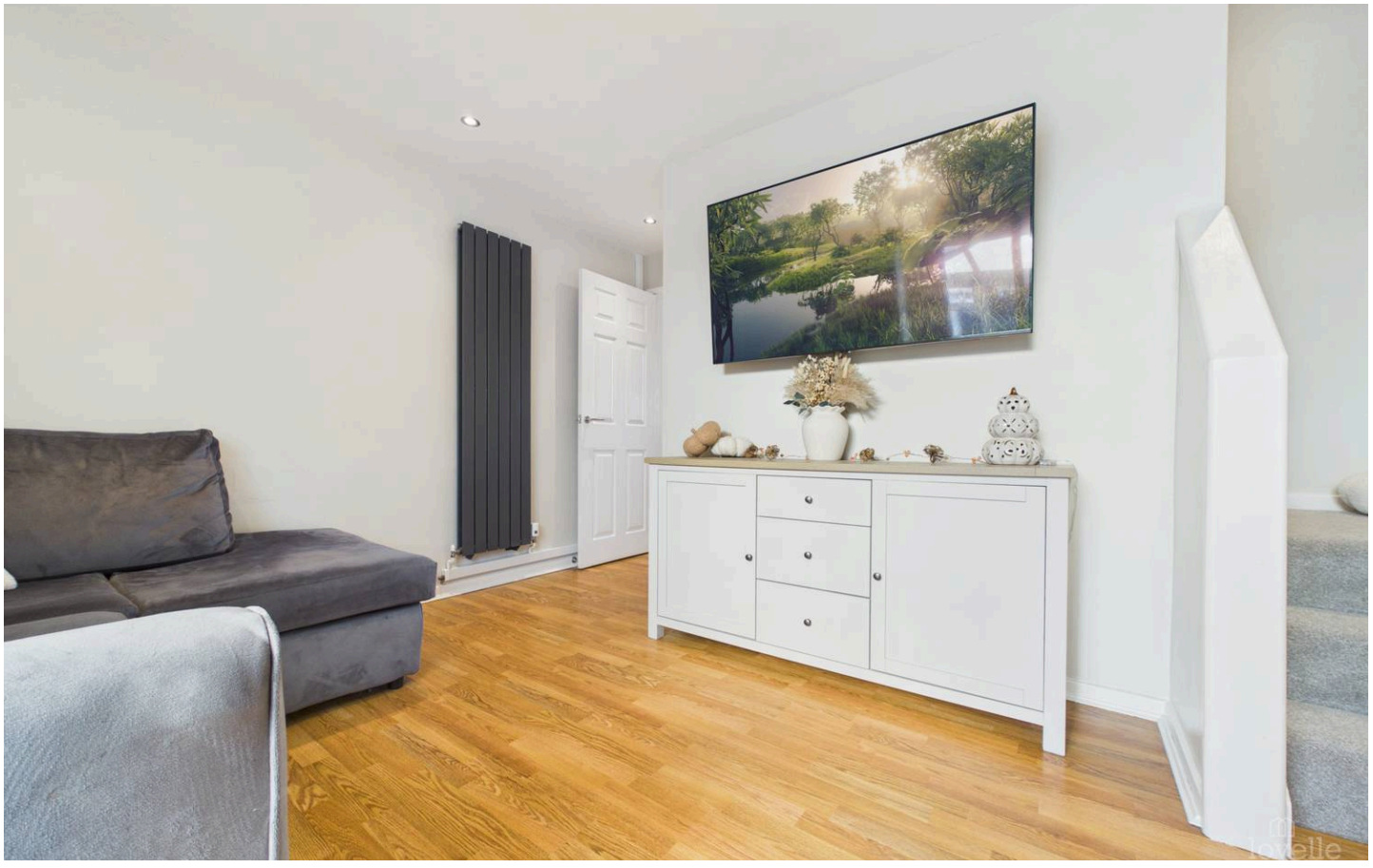
Haven Road, Barton-upon-Humber

North Lincolnshire

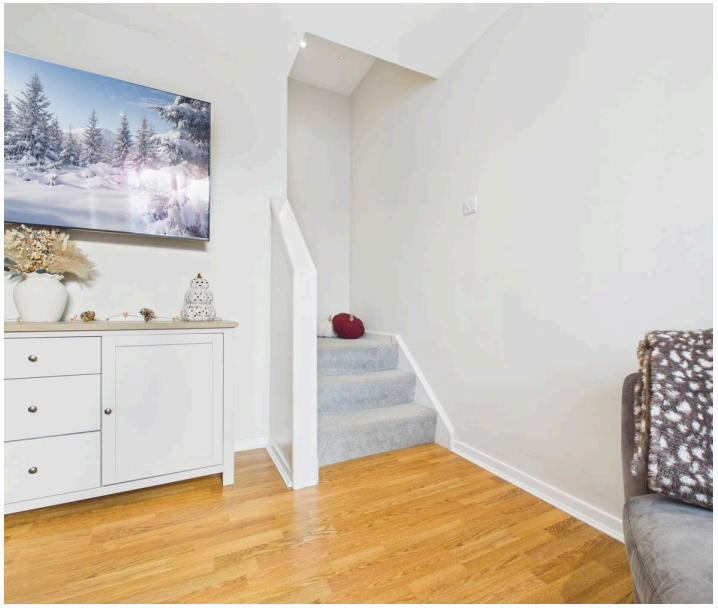
Offers Over £120,000

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Haven Road

Barton-upon-Humber

Situated on the quiet cul-de-sac of Haven Road, is this terraced home. Ready for someone new to put their own stamp on it.

The deceptively spacious accommodation includes a light and airy living room with an adjacent conservatory, overlooking the rear garden, and bridging the gap between indoors and outdoors. Great space to receive or entertain guests and family. Further on, the fully equipped kitchen finishes off the ground floor. While the first floor offers two bedrooms and a family bathroom.

Continuing, the attractive rear garden makes it stand out from the rest. Fully laid with artificial lawn, making it low maintenance. Gated access to the front of the property and finished with a parking space.

VIEWING IS HIGHLY RECOMMENDED!

- **NO CHAIN**
- **Total Floor Area:- 52 Square Metres**
- **Quiet Cul-De-Sac**
- **Contemporary Kitchen**
- **Living Room**
- **Conservatory**
- **Two Bedrooms**
- **Family Bathroom**
- **Allocated Parking**
- **Private Enclosed Garden**

BROADBAND TYPE:

Standard - 16 Mbps (download speed), 1 Mbps (upload speed),

Superfast - 74 Mbps (download speed), 20 Mbps (upload speed),

Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

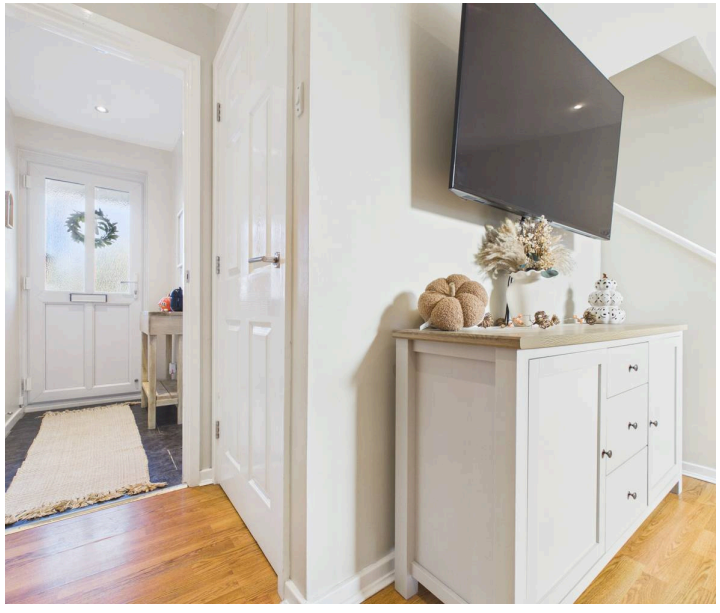
Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE
3' 7" x 5' 9" (1.09m x 1.74m)
Entered through a half glazed UPVC door into the hallway. Doors to all principal rooms.

KITCHEN
9' 2" x 9' 1" (2.80m x 2.77m)
Range of wall and base units in a white gloss finish with contrasting work surfaces and tiled splashbacks. Inset electric oven and a four ring gas hob with extraction canopy over. Plumbing for a washing machine and space for two under counter appliances. Stainless steel sink and drainer with a swan neck mixer tap. Window to the front elevation. Housing the combination boiler.

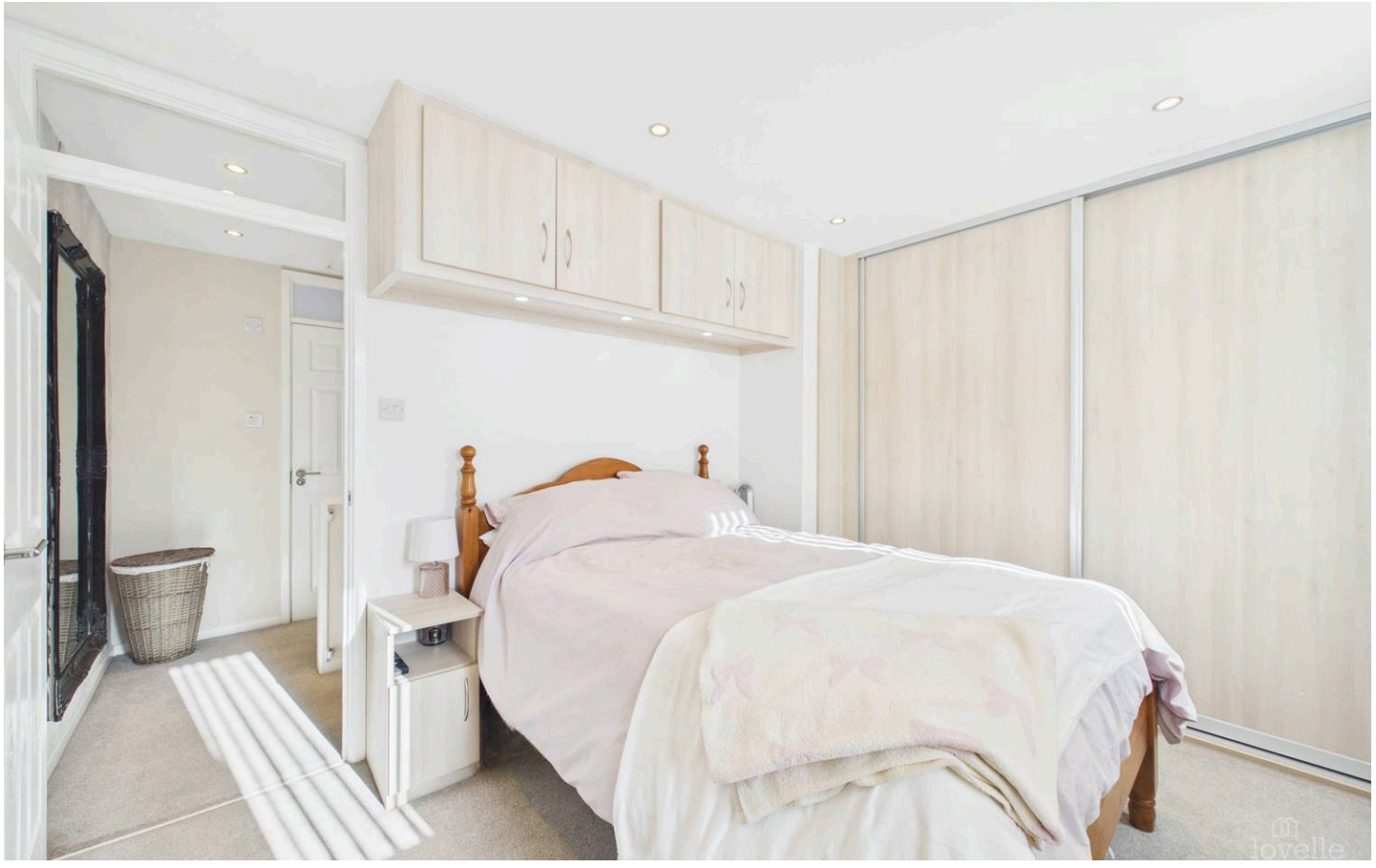
LIVING ROOM
12' 11" x 9' 5" (3.93m x 2.88m)
Bright and airy room with sliding patio doors taking you to the conservatory. Great space to entertain guests and family. Staircase to the first floor accommodation.

CONSERVATORY
9' 10" x 10' 0" (3.00m x 3.05m)
Fully double glazed with a polycarbonate roof and double opening French doors to the rear gardens. Perfect to enjoy the views or with family.

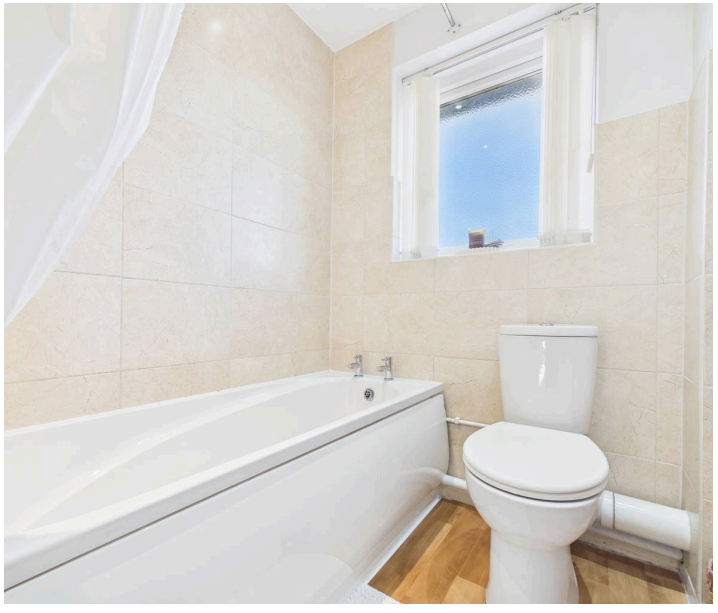












FIRST FLOOR ACCOMMODATION:
5' 10" x 6' 3" (1.79m x 1.91m)

BEDROOM ONE
11' 1" x 9' 5" (3.38m x 2.88m)
Fitted bedroom furniture incorporating a wardrobe and storage shelving. Two windows to the rear elevation.

BEDROOM TWO
6' 9" x 9' 2" (2.06m x 2.80m)
Window to the front elevation and a storage cupboard.

FAMILY BATHROOM
6' 0" x 5' 10" (1.82m x 1.77m)
Three piece suite incorporating a bathtub with hot and cold water taps and an electric shower over, push button WC and a pedestal hand wash basin with hot and cold water taps. Chrome effect towel rail radiator and decorative tiles throughout. Window to the front elevation.



FRONT GARDEN

Low maintenance front garden, fully laid with gravel. Allocated parking to the front of the property.

REAR GARDEN

Fully enclosed private garden with fencing providing privacy from the surrounding properties. Laid with artificial lawn and a patio area. A timber constructed garden shed and gated access to the front of the property finishes off the garden.

ALLOCATED PARKING

1 Parking Space



Approximate total area(1)

371 ft²

34.4 m²

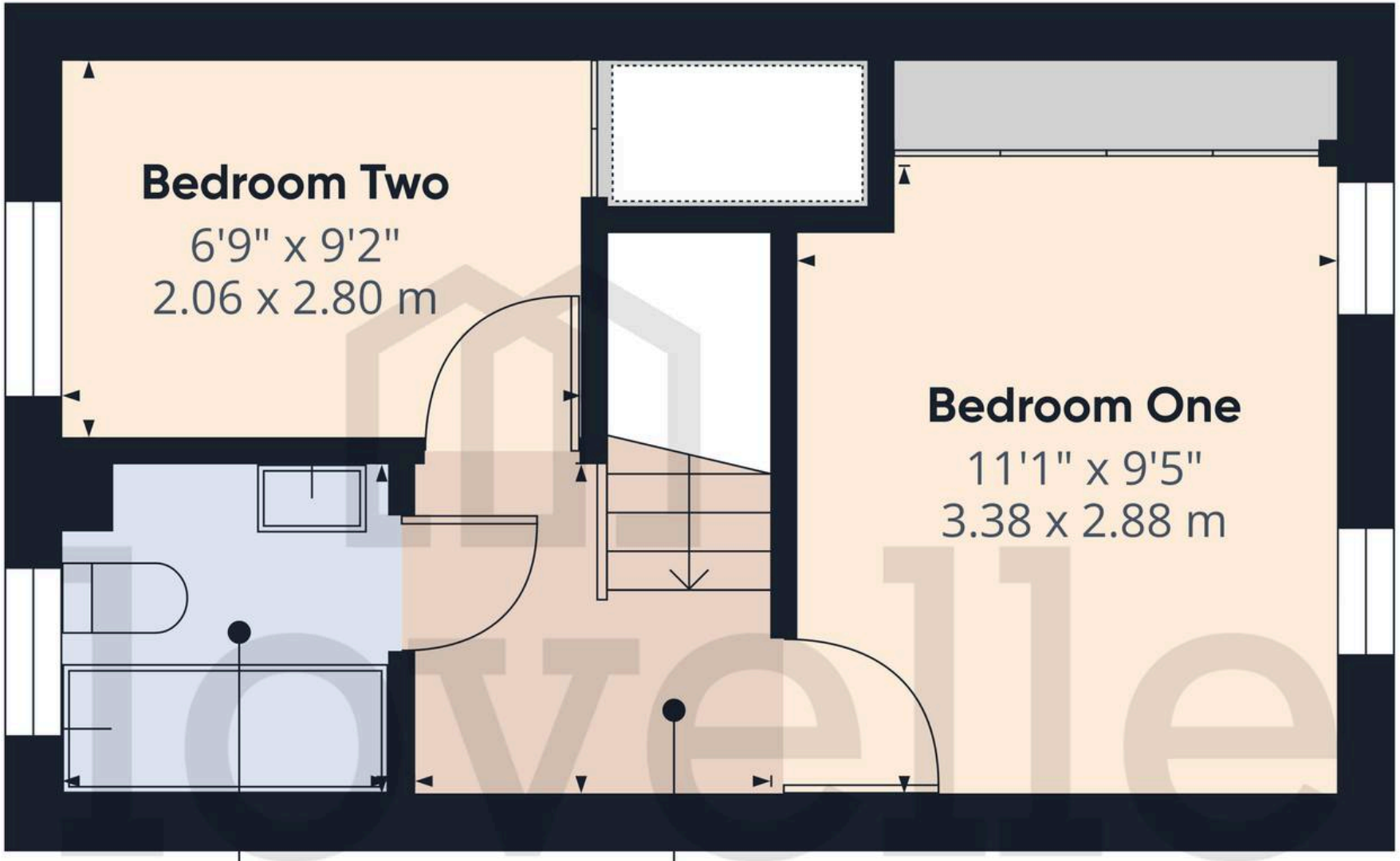
(1) Excluding balconies and terraces

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

GIRAFFE360

E S N W

Ground Floor



Family Bathroom

5'11" x 5'9"
1.82 x 1.77 m

Landing

5'10" x 6'3"
1.79 x 1.91 m

E S N W

Floor 1

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Approximate total area(1)

241 ft²
22.5 m²

(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 £30.00 (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: C

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.



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