



Waters Edge, Scawby Brook



£135,000

- NO ONWARD CHAIN
- RECENTLY REFURBISHED
- MODERN KITCHEN
- SHOWER ROOM
- DESIGNATED PARKING
- GARDEN TO SIDE
- FREEHOLD
- EPC RATING D



An exciting opportunity to acquire a fully refurbished 2 bedroom home in a popular residential area. The home has been improved to include a striking 6.28m open plan living area with bay window and a contemporary high gloss, light grey kitchen with oven and hob, excellent shower room and modern programmable electric heating. In addition to the side garden there is a designated parking space to the rear.

An excellent first home or investor opportunity.

ENTRANCE

A covered entrance with external store and PVCu door leads to the hall with electric radiator.

OPEN PLAN LIVING AREA

6.28m x 3.99m (20'7" x 13'1")

A bright and airy space with bay window and additional window to the side aspect, electric radiator, spotlighting, TV, aerial point and stairs to 1st floor with cupboard under.

KITCHEN AREA

Being newly appointed with a modern light grey, high gloss finished range of high and low units with wood grain style work surfacing to include single stainless steel sink unit with mixer tap and cupboards under, inset electric hob with extractor over and oven and under, space and plumbing for automatic washing machine and refrigerator recess.



LANDING

BEDROOM 1

3.19m x 3.03m (10'6" x 9'11")

A double room with window to the side, electric radiator and cupboard with newly installed electric water heater.

BEDROOM 2

3m x 2.11m (9'10" x 6'11")

A side facing room with electric radiator.

SHOWER ROOM

1.77m x 2m (5'10" x 6'7")

Refurbished to include a toilet with concealed cistern and store cupboard, vanity wash hand basin, panelled and glazed shower enclosure with both rainwater head and hand held attachment, extractor and towel radiator.

OUTSIDE

The property is bounded to the side by picket fencing beyond which there is a neat gravel topped garden. The attached store has both electric power and light. The property further benefits from a designated parking place to the rear.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

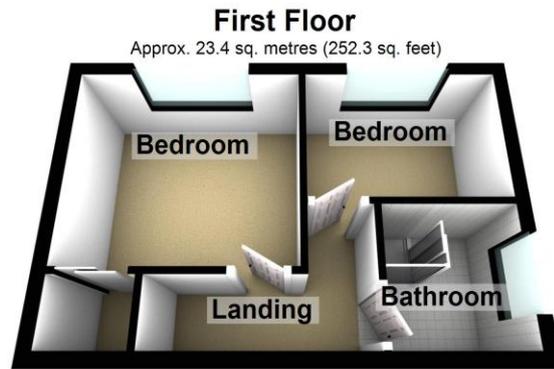
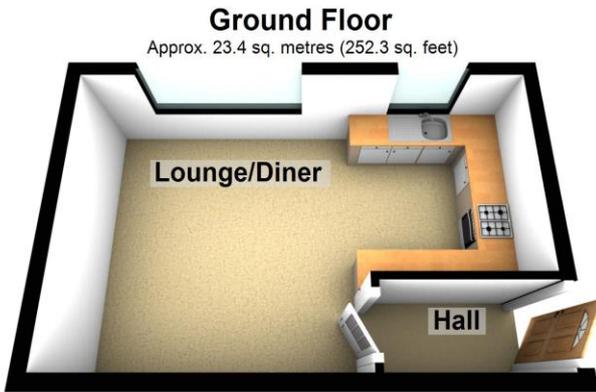
FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.



ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.



Total area: approx. 46.9 sq. metres (504.5 sq. feet)

