GRICE & HUNTER

Chartered Surveyors
Estate Agents & Valuers
Est 1924







‘West View’, 1 Station Road, Owston Ferry, DN9 1AW

• Prominent Semi-Detached Cottage • 3 Bedrooms • Wide frontage plot • PVCu Double Glazing •
• Oil Central Heating • Off-street parking • Central village location • In need of modernisation •

RICS® Regulated by RICS

£175,000 NO CHAIN

Energy rating
E

Location
The rural Trentside village of Owston Ferry lies about 6 miles south-east of junction 2 of the M180 and 3 miles from the well served small town of Epworth.
West View is located on the corner of the High Street and Station Road near to the Owston Ferry surgery.

Description
A traditional village semi-detached property with extensive frontage to Station Road and offering an excellent opportunity for upgrading, remodelling and/or extension (subject to any necessary planning consents). West View is a bay windowed and double fronted house with the added benefit of a wide drop kerb to off-street parking and garage space.

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with PVCu exterior door, radiator and understairs storage.

LIVING ROOM (5.24m x 4.22m) 2 radiators, front bay window and side facing window, open stone fireplace.

SITTING ROOM (3.97m x 3.55m average) front facing bay window, walk in shelved storage cupboard, radiator, chimney recess with oil central heating boiler.

DINING KITCHEN (3.83m x 2.75m x 3.73m 2.25m) fitted units, plumbing for washing machine and dishwasher, storage cupboards, 2 radiators.

Rear Entrance LOBBY with toilet off including radiator.

First Floor

LANDING with PVCu double glazed window and radiator.

BEDROOM 1 (3.96 x 3.82m including wardrobes) fitted wardrobes including airing cupboard, radiator, PVCu double glazed window.

BEDROOM 2 (4.25m x 2.80m overall) with PVCu double glazed window and radiator.

BEDROOM 3 (2.98m x 2.50m) with PVCu double glazed window and radiator.

SHOWER ROOM (1.7m x 2.0m) being part tiled, corner shower cubicle, cabinet wash basin and toilet, towel radiator, PVCu double glazed.

OUTSIDE
Enclosed rear garden with gated access, wide off street parking and space for Garage.

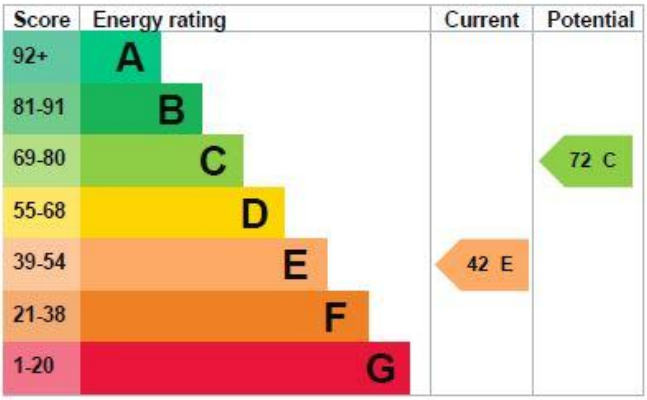
SERVICES (not tested)
- Mains water, electricity and drainage.
- Oil central heating to radiators.

LOCAL AUTHORITY
North Lincolnshire Council

COUNCIL TAX Band 'C' (on-line enquiry)

TENURE Freehold.

VIEWING
Strictly by prior appointment through Grice & Hunter 01427 873684.













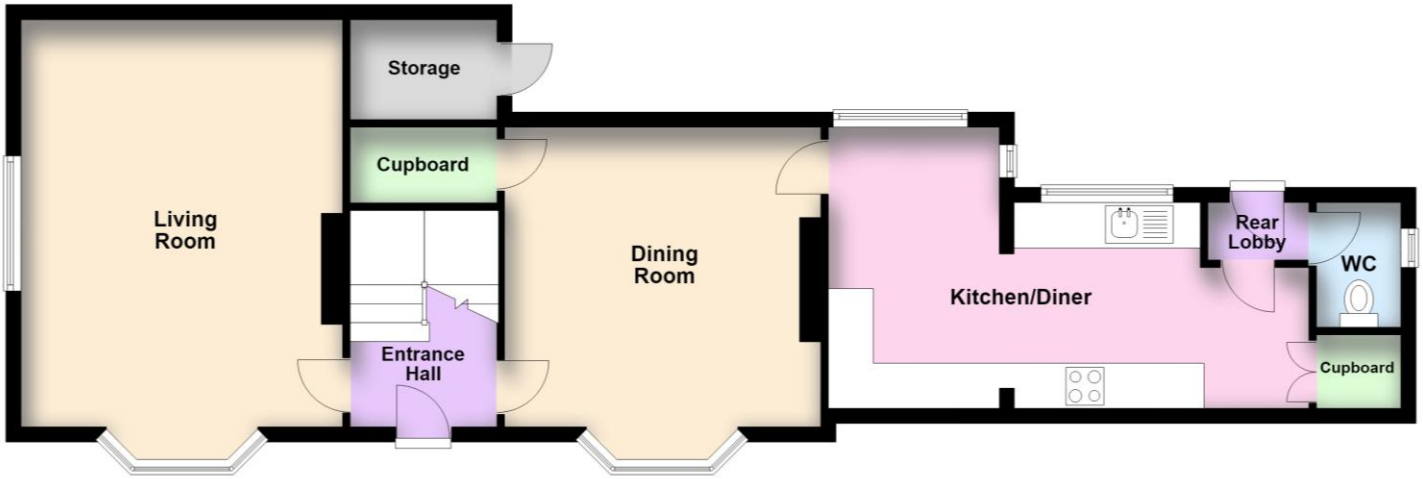






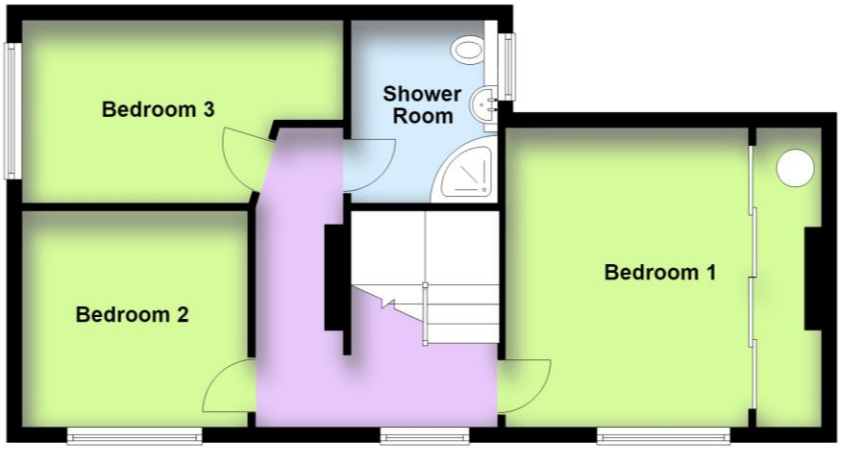
Ground Floor

Approx. 74.5 sq. metres (802.0 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



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