



- Chain Free
- Investor Opportunity
- 2 Bedrooms
- Bathroom

- Kitchen
- Generous Rear Garden
- Garage
- GCH & UPVC Doors & Windows

Kensington Road, DN15 8BQ,  
£79,995





A well appointed and presented leasehold ground floor flat situated in a popular residential area. The flat offers generous accommodation with an open plan 15ft lounge/dining room, kitchen, two double bedrooms and a bathroom. The property has enviable garden space to the rear which is lawned with a patio area and shed. There is also a garage (adjacent to the property). The property sits within close reach to local amenities, schools and easy access to the M180 and A15. Must be viewed to appreciate the accommodation available.



### Entrance Lobby

Fitted with a uPVC door, radiator and laminate flooring.

### Open Plan Lounge/Dining Room

10' 8" x 15' 5" (3.25m x 4.70m)

Fitted with a carpet, coved ceiling, fire surround and floor to ceiling uPVC window which provides an abundance of daylight.

### Kitchen

8' 10" x 6' 8" (2.69m x 2.03m)

Equipped with vinyl flooring, radiator, uPVC window, rear door, a range of wall/base units, one and a half sink and extractor fan. The Ideal Logic Plus boiler is located within this area.

### Inner Hall

Leading from the lounge, fitted with a carpet and radiator providing access to the bedrooms/bathroom.

### Bedroom 1

10' 4" x 12' 0" (3.15m x 3.65m)

Front elevation. Equipped with a carpet, radiator, coved ceiling, storage units and uPVC window.

### Bedroom 2

10' 9" x 9' 8" (3.27m x 2.94m)

Rear elevation. Equipped with laminate flooring, radiator, coved ceiling and uPVC window.

### Bathroom

5' 6" x 6' 6" (1.68m x 1.98m)

The bathroom suite comprises of a bath, mains fed shower, wash basin and low level WC. There is also vinyl flooring, heated towel rail, tiled walls and uPVC window.

### Grounds

The property provides private access to a generously sized rear garden which is lawned and has a patio area and shed.

### Garage

Located adjacent to the property with a manually operated door.

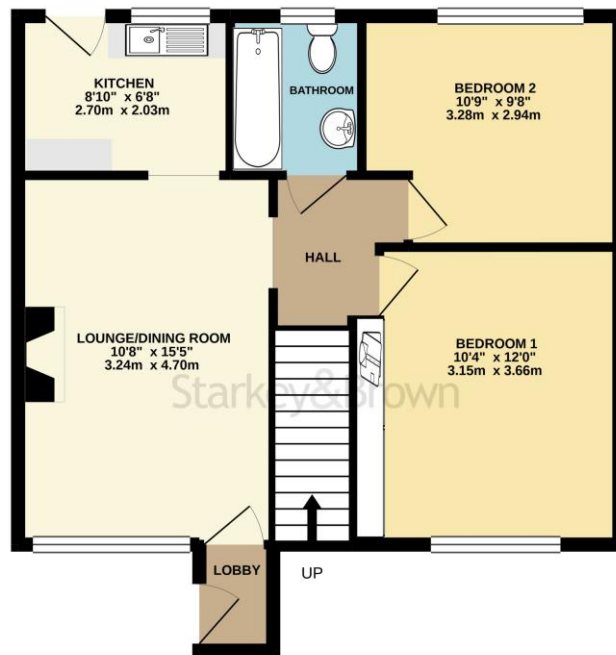
### Agents Note

The property is leasehold. Lease - 189 years as of 1974. Peppercorn Lease.





GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



GROUND FLOOR 2 BEDROOM APARTMENT  
TOTAL FLOOR AREA: 560 sq.ft. (52.1 sq.m.) approx.

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1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: [scunthorpe@starkeyandbrown.co.uk](mailto:scunthorpe@starkeyandbrown.co.uk)



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