



Jubilee Place, Barton-Upon-Humber
North Lincolnshire

Offers Over £210,000







Jubilee Place

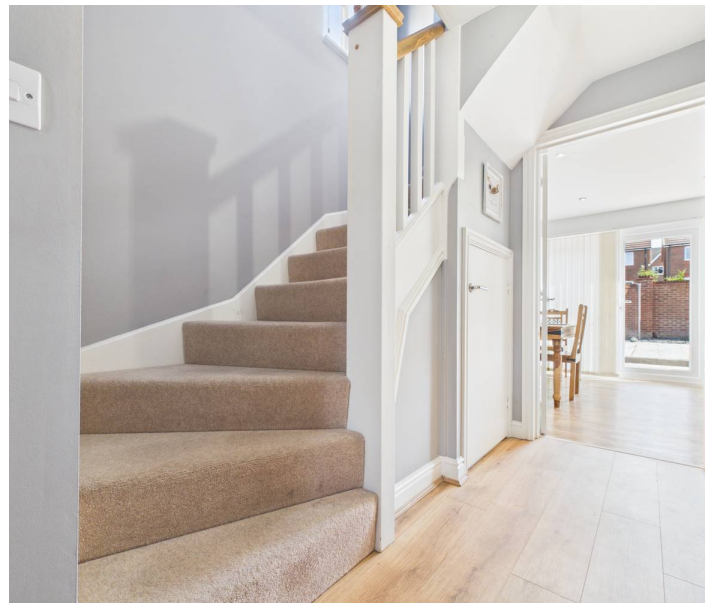
Barton-Upon-Humber, North Lincolnshire

Minimalistic front garden greets you with a driveway and gated access through to the rear garden.

As you make your way in, the fully equipped kitchen diner offers the perfect space for the full family to enjoy. While the lounge - a quiet space to enjoy a moment to yourself or entertain guests. Not to forget, the downstairs WC, adding versatility and convenience to the property. Moving on to the first floor, you are greeted by three bedrooms with the principal one benefitting from an en-suite and the rest from a stylish family bathroom.

Finished with a fully enclosed rear garden with multiple seating areas and a timber constructed garden shed.

Call us to arrange your viewing today!



- Total Floor Area:- 88 Square Metres
- Spacious Lounge
- Kitchen Diner
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- En-Suite
- Enclosed Rear Garden
- Driveway

GREENBELT CHARGE:

This property is subject to a Greenbelt charge which we currently believe is set at £321.91 per annum.

ROADBAND TYPE:

Standard- 13 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 47 Mbps (download speed), 8 Mbps (upload speed),

Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE

14' 0" x 3' 6" (4.27m x 1.06m)

Entered through a composite door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Handy understairs utility cupboard.

LOUNGE

16' 2" x 10' 10" (4.94m x 3.30m)

Bright and airy room with a "picture" window to the front elevation.

KITCHEN DINER

10' 2" x 17' 9" (3.11m x 5.41m)

Range of wall and base units in a white and grey finish with contrasting work surfaces and upstands. Inset electric oven, microwave and a four ring gas hob with an extraction canopy over. Integral dishwasher and a tall fridge freezer. Inset stainless steel sink and drainer with a swan neck mixer tap. Finished with a dining area. Window and double opening French doors to the rear elevation.

WC

White two piece suite incorporating a push button WC and a wash hand basin with a mixer tap. Window to the side elevation.





FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM

11' 11" x 8' 10" (3.64m x 2.69m)

Fitted bedroom furniture incorporating a double wardrobe. Window to the front elevation and a door to the en-suite.

EN-SUITE

4' 2" x 6' 11" (1.26m x 2.11m)

White three piece suite incorporating a walk-in shower cubicle with a shower over, push button WC and a wall mounted wash hand basin with a mixer tap. Decorative tiles to the wet areas and a chrome effect towel rail radiator.

BEDROOM TWO

10' 5" x 10' 0" (3.18m x 3.06m)

Window to the rear elevation.

BEDROOM THREE

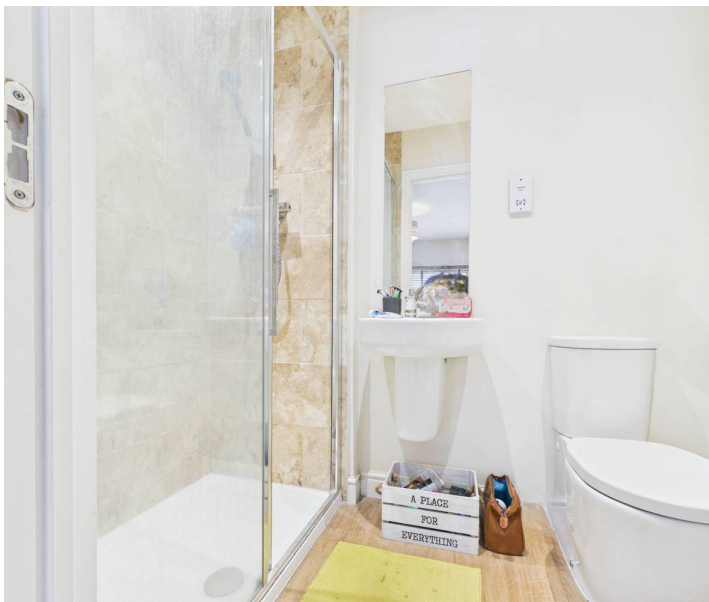
10' 4" x 7' 5" (3.14m x 2.27m)

Window to the rear elevation.

FAMILY BATHROOM

5' 7" x 6' 8" (1.69m x 2.02m)

White three piece suite incorporating a bathtub with a mixer tap and a shower over, push button WC and a wall mounted wash hand basin with a mixer tap. Window to the front elevation.







FRONT GARDEN

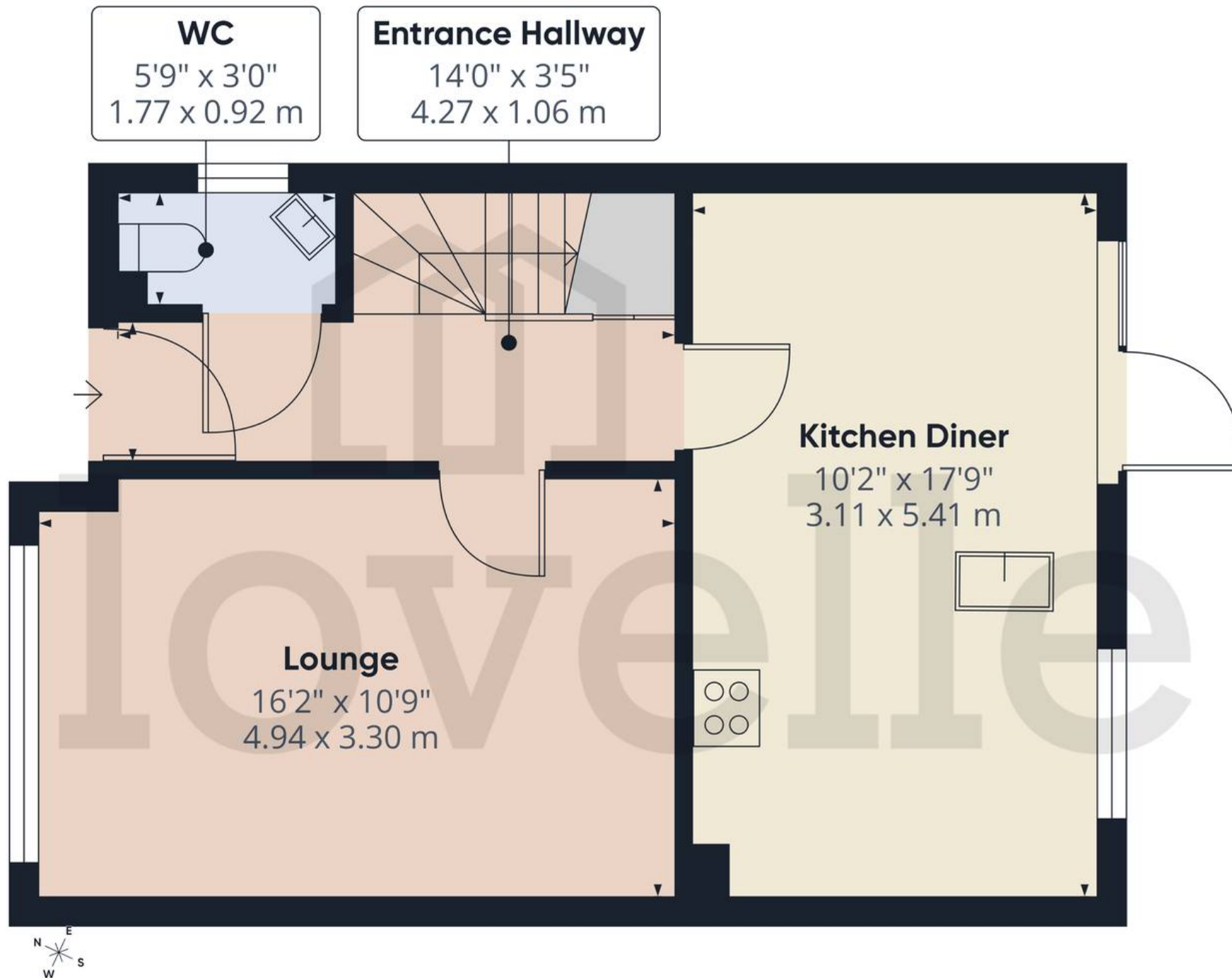
Driveway with gated access to the rear garden.

REAR GARDEN

Low maintenance rear garden with multiple seating areas. Offering great spaces to entertain guests and family. Finished with a timber constructed garden shed.

DRIVEWAY

2 Parking Spaces



Approximate total area⁽¹⁾
454 ft²
42.2 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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Family Bathroom

5'6" x 6'7"
1.69 x 2.02 m

Landing

11'7" x 4'11"
3.53 x 1.51 m

Bedroom Three

10'3" x 7'5"
3.14 x 2.27 m

Bedroom One

11'11" x 8'9"
3.64 x 2.69 m

Bedroom Two

10'5" x 10'0"
3.18 x 3.06 m

En-Suite

4'1" x 6'11"
1.26 x 2.11 m

Approximate total area⁽¹⁾

400 ft²
37.1 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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Floor 1

*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 £24.00 (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: C

Tenure: Freehold

EPC Energy Efficiency Rating:

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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