



Albert Street, Brigg, Brigg



£160,000



## Key Features

- NO ONWARD CHAIN
- CONVENIENT FOR TOWN
- CONTEMPORARY INTERIOR
- CAST IRON STOVE
- MODERN SHOWER ROOM
- ENCLOSED GARDEN
- EPC RATING C
- FREEHOLD





This superbly lit period townhouse reveals a contemporary interior suited to modern living. Conveniently situated to fully maximise the town amenities the home includes a forward facing sitting room - with cast iron stove for those cosy evenings in - and opens to a dining area to create an excellent entertaining space served by a kitchen appointed with a range of gloss fronted units. The staircase, with its floor to ceiling glazed screen, leads to 2 bedrooms and a fully tiled shower room with modern white suite. The enclosed rear gardens offer a remarkably private space to relax in. An excellent first home.

#### **VIRTUAL TOUR**

[CLICK HERE](#)

#### **SITTING ROOM 3.72m x 3.5m (12'2" x 11'6")**

A beautifully lit forward facing room centred on the cast iron stove set in a painted fire surround with tiled hearth with book shelves and cupboards to the sides. The room connects to

#### **DINING AREA 3.73m x 3.5m (12'2" x 11'6")**

An ideal social space with exposed timber flooring, radiator and stair to the first floor with floor to ceiling glass screening and cupboard under.

#### **REAR ENTRANCE**

With side access door and radiator.

#### **KITCHEN 4.6m x 1.99m (15'1" x 6'6")**

Appointed with a good range of high and low gloss white fronted units with contrasting flecked tops and including a 1 1/2 bowl sink unit, plumbing for a washing machine, 4 burner stainless steel gas hob with oven under and chimney style extractor over, space for an upright fridge/freezer, tiled splash areas and laminated flooring.

#### **BEDROOM 1 3.75m x 3.52m (12'4" x 11'6")**

A generous forward facing room with radiator and access to the roof space.

#### **BEDROOM 2 3.53m x 2.21m (11'7" x 7'4")**

A rear facing room with radiator.

#### **SHOWER ROOM**

A fully tiled room with suite in white to include a glazed and tiled quadrant shower enclosure, vanity unit with inset basin, close coupled wc, extractor fan, vertical chrome radiator and stone effect tiled floor.

#### **OUTSIDE**

The enclosed rear garden offer a good degree of security and privacy and feature a concrete terrace leading to a neat lawn with borders. There is a high timber gate which allows pedestrian access to Princes Street.

#### **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**

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

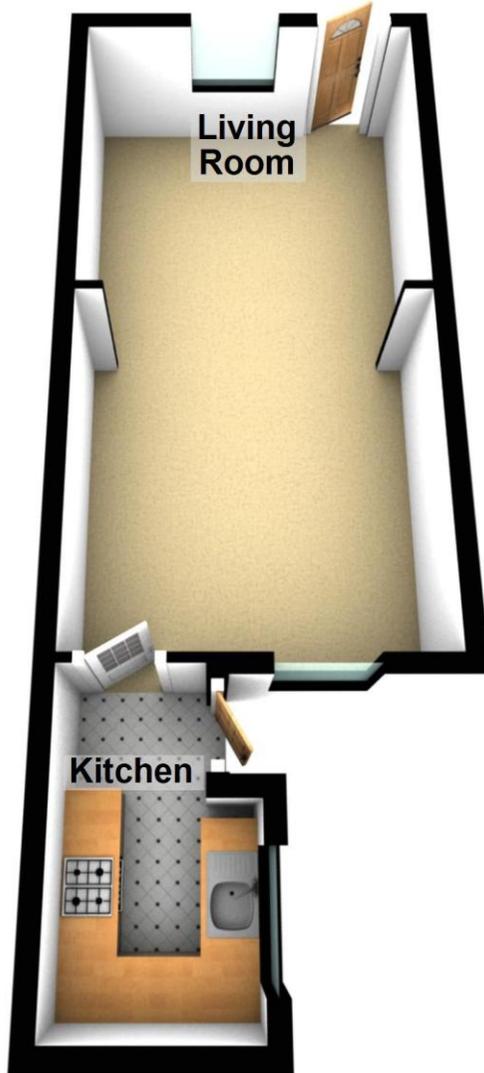
#### **ANTI MONEY LAUNDERING AND REFERRALS**

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.



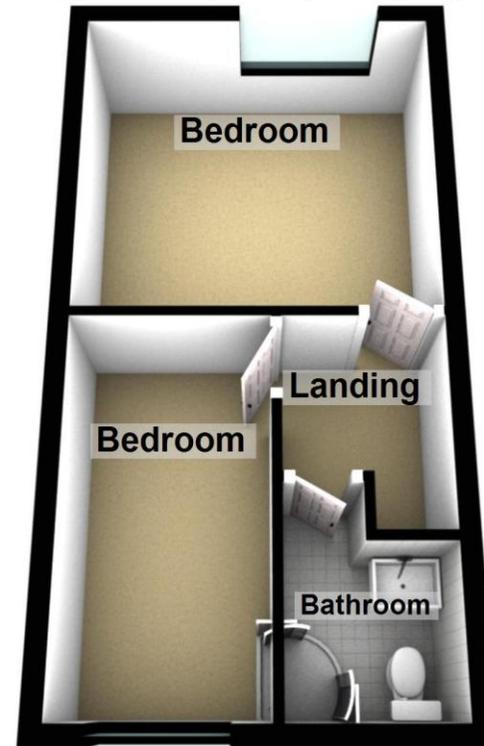
## Ground Floor

Approx. 30.8 sq. metres (331.2 sq. feet)



## First Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



Total area: approx. 56.5 sq. metres (608.5 sq. feet)

