

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

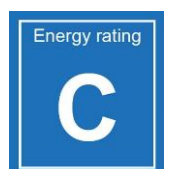


31 Pinfold, Epworth, DN9 1SG

3 Bedroom Semi-Detached Bungalow • New Central Heating Boiler and radiators •
Excellent modern Dining Kitchen • PVCu double glazing • Spacious Shower Room •
Large corner plot • Popular area convenient for central Epworth •



£240,000 NO CHAIN



An extensively remodelled and recently fully redecorated semi-detached bungalow comprising: -

LOUNGE (5.16m x 3.87m max) with front facing PVCu double glazed window and radiator.

DINING KITCHEN (4.43m x 3.40m) with extensive range of stylish new units, integrated oven, 4 ring hob with extractor fan over. Plumbing for washer and space for fridge freezer. External entrance door, window and radiator.

INNER HALL with storage cupboard.

BEDROOM 1 (3.94m x 2.66m) with rear facing window and radiator.

BEDROOM 2 (3.02m x 3.02m) with rear facing window and radiator.

BEDROOM 3 (2.91m max x 2.10m) with rear facing window and radiator.

SHOWER ROOM (2.94m into shower x 2.38m) comprising large shower cubicle, pedestal wash basin and toilet. Fully tiled to walls, airing cupboard, window and radiator.

OUTSIDE

Driveway access leading to a much larger than average corner plot with side and rear gardens being fully enclosed and including detached brick store place.

SERVICES

Mains water, electricity, drainage and gas.

Gas central heating.

COUNCIL TAX

Band 'B'

TENURE

Freehold

VIEWING

Strictly by appointment with Grice & Hunter.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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