Newport, Barton-upon-Humber

North Lincolnshire

Offers Over £112,000

lovelle

lovelle

Newport

Barton-upon-Humber

This traditional terraced property is ideal for those looking for their first home, to add to their property portfolio, or those looking to downsize.

Boasting well proportioned accommodation to include a bright and airy living room, with an adjacent fully equipped kitchen diner. Not to forget, the conservatory overlooking the rear garden. While the first floor offers two bedrooms and a family bathroom.

Outside, there is a low maintenance rear garden. Fully enclosed by fencing, brick walls and adorned with mature trees and shrubbery. Finished with a brick outbuilding, offering endless possibilities.

VIEWING IS ESSENTIAL!

- **Total Floor Area: 62 Square Metres**
- **Cosy Living Room**
- **Kitchen Diner**
- **Conservatory**
- **Two Bedrooms**
- **Family Bathroom**
- **Enclosed Rear Garden**
- **Central Town Location**
- **Outbuilding**

BROADBAND TYPE:

Standard- 17 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),

Ultrafast- 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

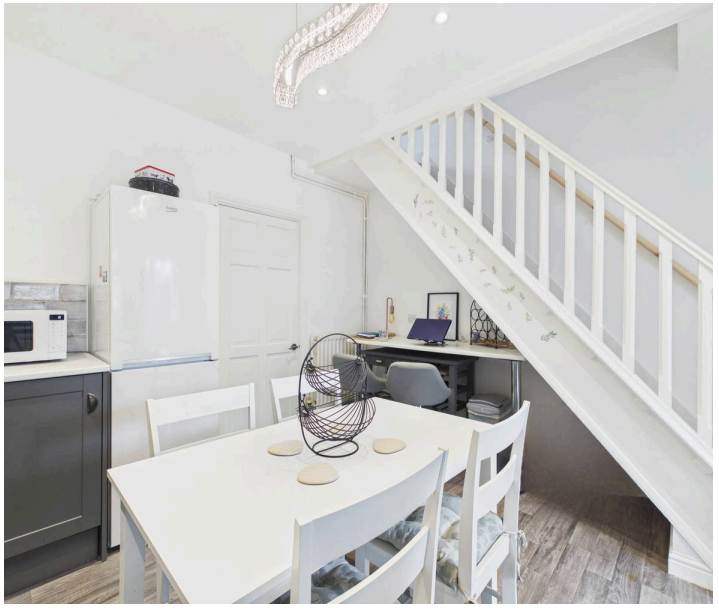
Available - EE, Three, O2, Vodafone.

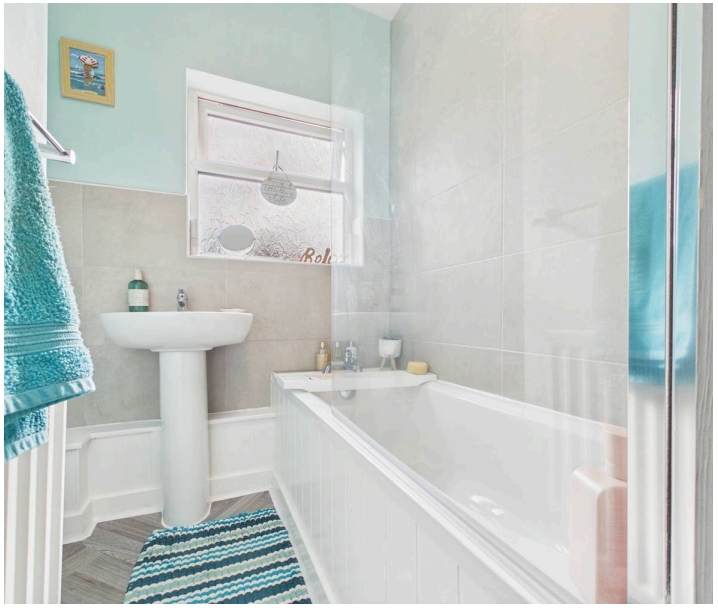
ENTRANCE
Entered through a composite door into the living room.

LIVING ROOM
12' 0" x 12' 0" (3.67m x 3.66m)
Spacious room with a modern fireplace, perfect for those cold winter evenings. Window to the front elevation and a door to the kitchen diner.

KITCHEN DINER
12' 5" x 12' 0" (3.78m x 3.66m)
Range of base units with contrasting work surfaces and splashbacks. Composite sink and drainer with a swan neck mixer tap. Integral electric oven and a four ring hob with an extraction canopy over. Handy storage cupboard. Finished with a dining area and a further workspace area. Staircase to the first floor accommodation. Window and a half glazed UPVC door to the rear elevation.

CONSERVATORY
10' 1" x 6' 10" (3.07m x 2.08m)
Fully double glazed with a solid roof and laminate flooring. Great views of the rear garden.





FIRST FLOOR ACCOMMODATION:

BEDROOM ONE
11' 10" x 11' 11" (3.60m x 3.63m)
Window to the front elevation.

BEDROOM TWO
5' 4" x 11' 9" (1.63m x 3.58m)
Window to the rear elevation.

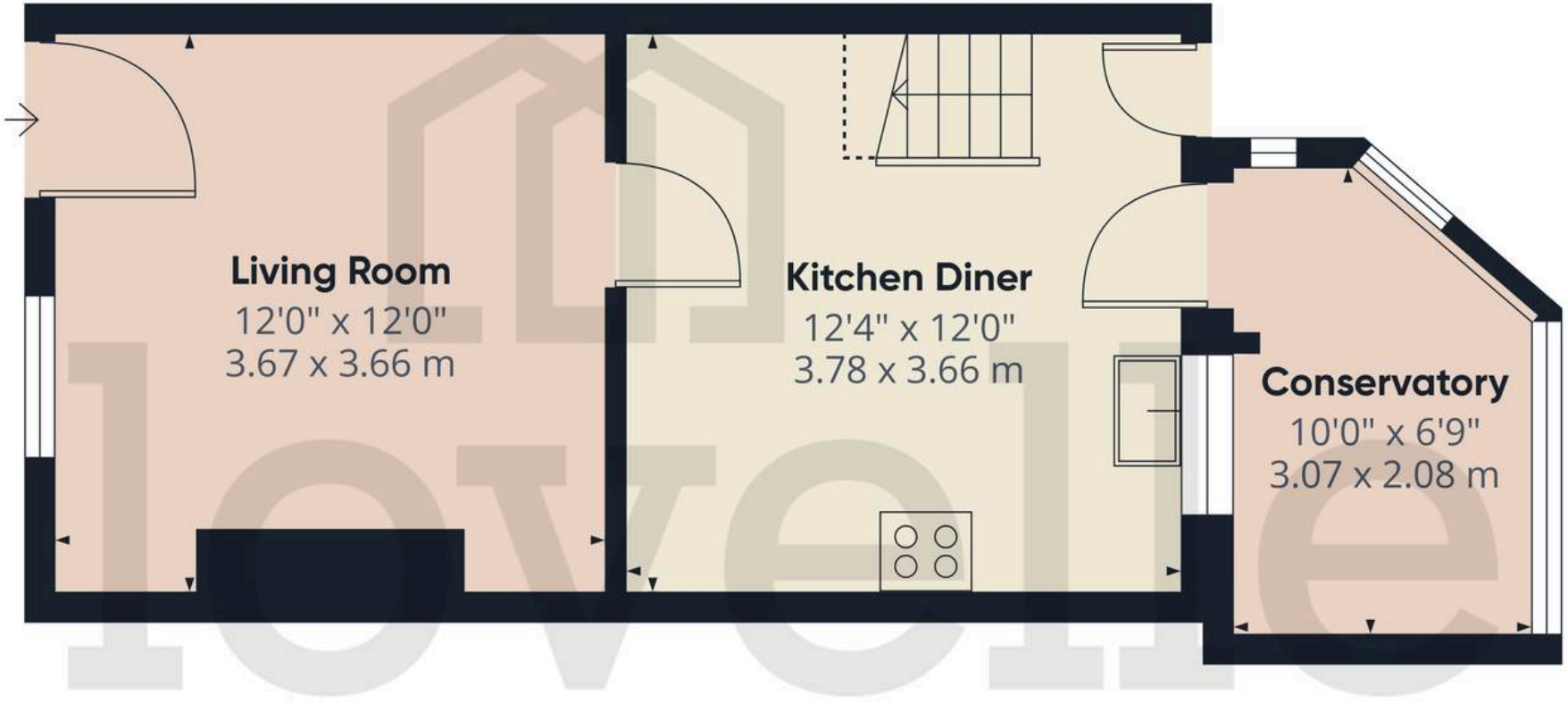
FAMILY BATHROOM
6' 11" x 3' 1" (2.12m x 0.95m)
Three piece bathroom suite incorporating a bathtub with an electric shower over and a mixer tap, push button WC and a pedestal wash hand basin with a mixer tap. Tiles to the wet areas and a window to the rear elevation. Housing the combination boiler.

REAR GARDEN

Fully enclosed by wooden fencing and brick walls, making it private and secluded. Predominantly laid with patio stones and gravel and adorned with mature trees, shrubbery and plantings. Great for outdoor entertaining family and guests. (Shared access to the rear of the property)

ON STREET

1 Parking Space



Approximate total area(1)

359 ft²

33.3 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

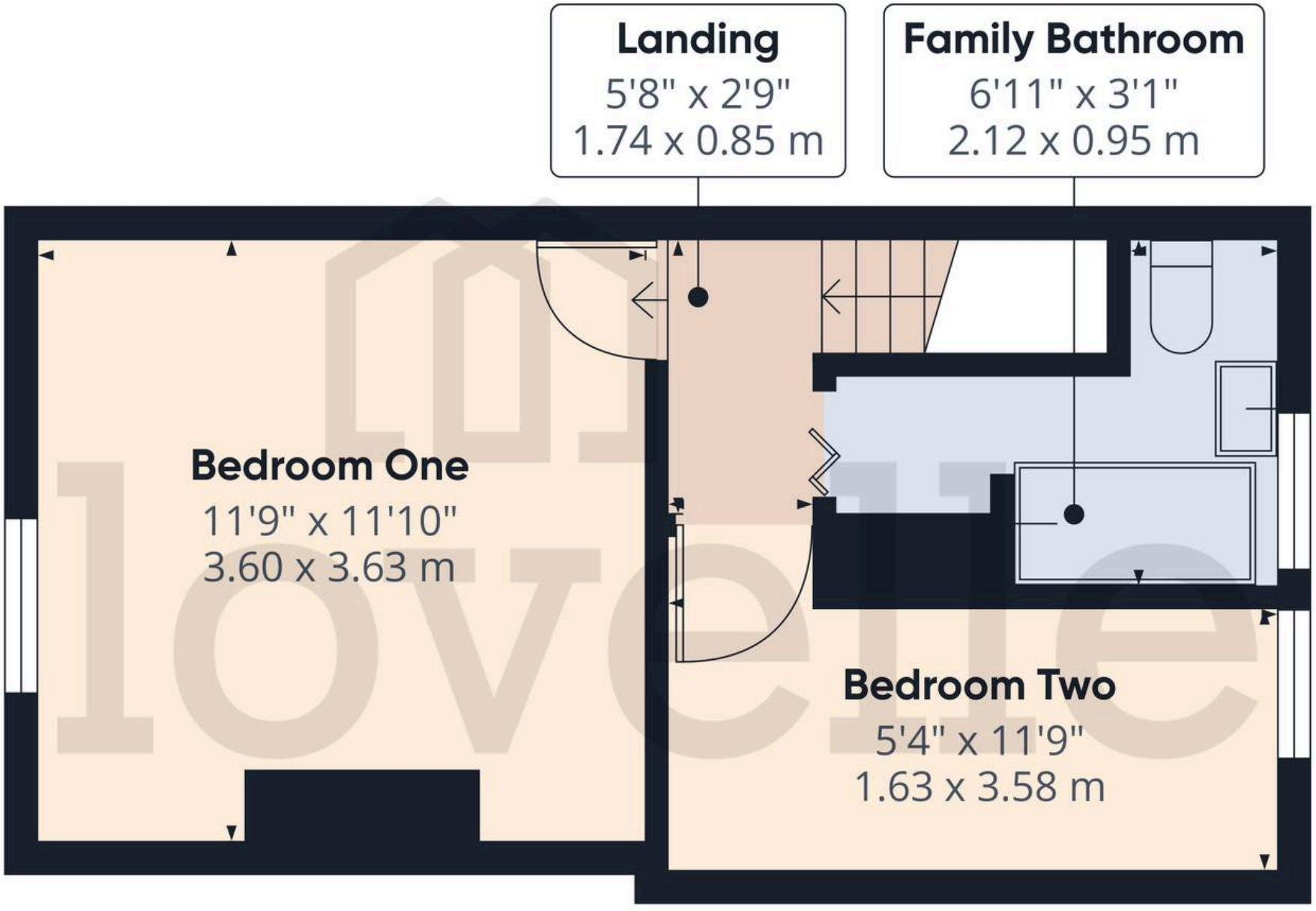
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

E S N W

Ground Floor



Floor 1

Approximate total area(1)

257 ft²

23.8 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.

GIRAFFE360

*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: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

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.

Lovelle Estate Agency

9 King Street, Barton-upon-Humber - DN18 5ER

01652 636587

barton@lovelle.co.uk

www.lovelle.co.uk/estate-agents-and-letting-agents/branch/barton-upon-humber/

lovelle