



34 Haven Road, Barton-Upon-Humber

£125,000 Freehold

MID-TERRACE HOUSE • IDEAL FIRST TIME BUY • WALKING DISTANCE TO LOCAL AMENITIES & TRANSPORT LINKS • 2 BEDROOMS • STYLISH FITTED KITCHEN & BATHROOM
REAR GARDEN • ALLOCATED PARKING • VIEW



Ideal for first-time buyers or investors. Two-bed mid-terrace with modern kitchen, garden, off-street parking, uPVC windows, and gas heating. Convenient location.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- MID-TERRACE HOUSE
- IDEAL FIRST TIME BUY
- WALKING DISTANCE TO LOCAL AMENITIES & TRANSPORT LINKS
- 2 BEDROOMS
- STYLISH FITTED KITCHEN & BATHROOM
- MAIN REAR LOUNGE
- PRIVATE ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- VIEW VIA OUR BARTON OFFICE





Front Entrance Hallway

Includes a front uPVC double glazed entrance door and doors leading off to;

Stylish Fitted Kitchen

8' 10" x 8' 10" (2.70m x 2.70m)

With gloss fronted low level units drawer units and wall units with handleless pull handles and a patterned working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side, plumbing for a washing machine, a four ring gas hob with stainless steel splash back, built-in electric oven, space for an under counter fridge and freezer, a wall mounted Ideal modern gas combi boiler, wall to ceiling coving and vinyl flooring.

Main Living Room

12' 10" x 9' 6" (3.90m x 2.90m)

With rear aluminium sliding glazed doors allowing access to the garden, TV input, wall to ceiling coving and a dog legged staircase leads to the first floor accommodation.

First Floor Landing

Enjoys loft access and doors to;

Master Bedroom 1

11' 2" x 9' 2" (3.40m x 2.80m)

With two rear uPVC double glazed windows, wall to ceiling coving and a built-in storage cupboard.





Front Bedroom 2

9' 2" x 6' 7" (2.80m x 2.00m)

With a front uPVC double glazed window and part panelling to walls.

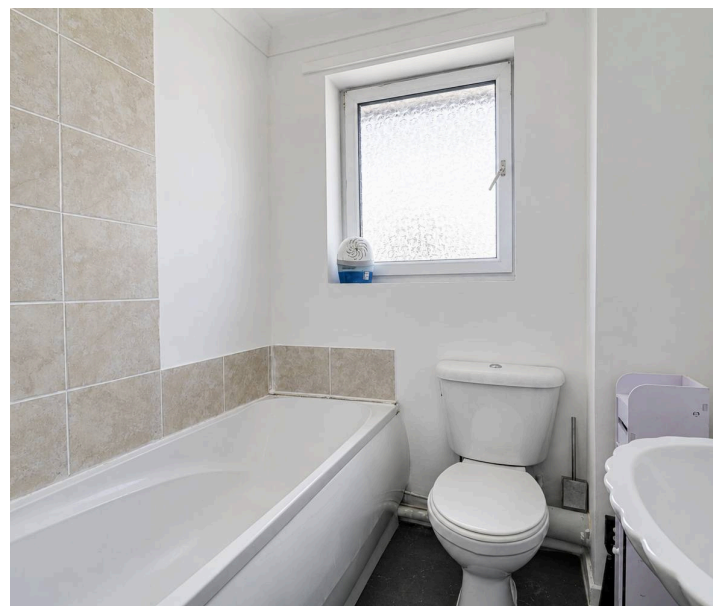
Family Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

With a front uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC and a pedestal wash hand basin and tiled splash backs to the bath area with an overhead shower.

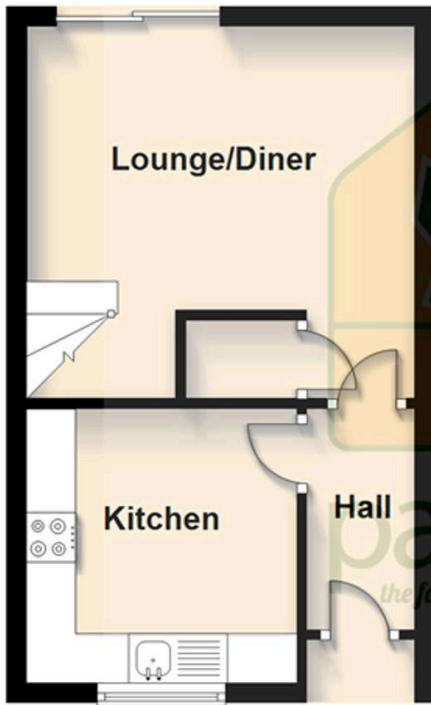
Grounds

To the rear of the property enjoys a fully enclosed low maintenance lawned garden with a storage shed and a patio flagged area. The front provides a low maintenance gravelled top garden with adjoining pathways to the front entrance and there is allocated parking across the road.



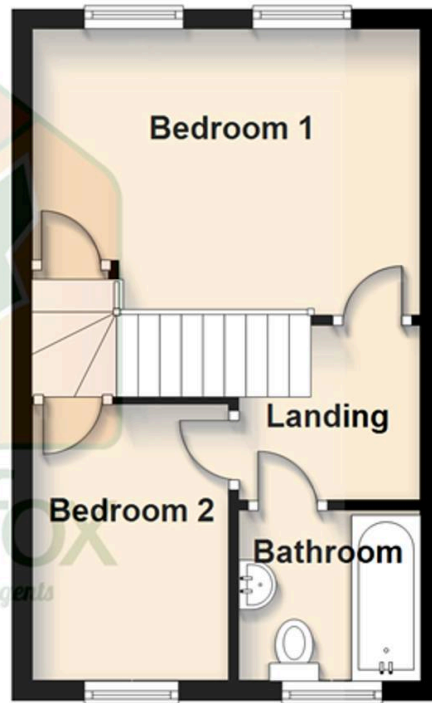
Ground Floor

Approx. 26.2 sq. metres (281.8 sq. feet)



First Floor

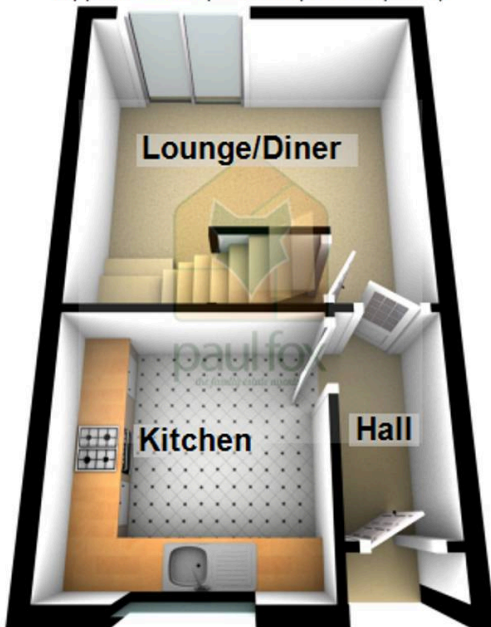
Approx. 24.8 sq. metres (266.9 sq. feet)



Total area: approx. 51.0 sq. metres (548.7 sq. feet)

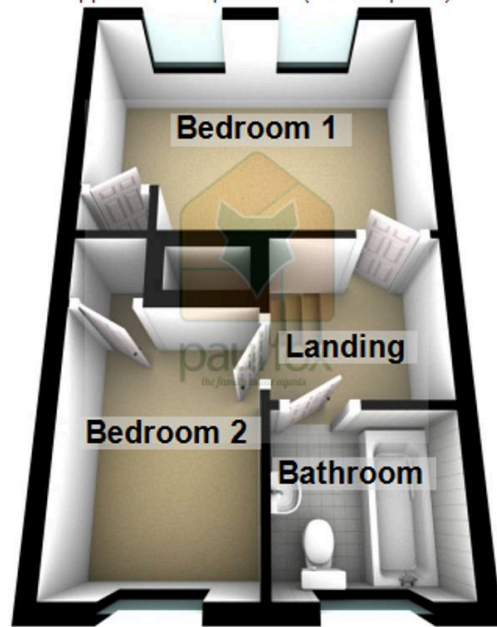
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You can include any text here. The text can be modified upon generating your brochure