

3 BEDROOM SEMI DETACHED COTTAGE



**64 STATION ROAD EPWORTH, DN9 1JZ
OFFERS IN THE REGION OF £90,000**

*****3 bedroom semi detached cottage***** In need of modernisation offering a wonderful opportunity.
Prime location in Epworth. Vacant possession and no chain!

THE PROPERTY

A fantastic opportunity to acquire this three-bedroom semi-detached cottage, situated in the sought-after market town of Epworth and conveniently located close to a wide range of local amenities. Requiring modernisation throughout, this charming cottage offers excellent potential for buyers looking to create their ideal home. The accommodation briefly comprises an entrance porch, living room, kitchen and dining room. To the first floor are three bedrooms and a family bathroom. Externally the property benefits from a front garden with a pathway leading to the entrance door, a wooden garage, and a low brick boundary wall. Offering an exciting renovation project, this cottage has the potential to be transformed into a wonderful family home. Additional benefits include gas-fired central heating, uPVC double glazing, vacant possession and no onward chain, allowing for a straightforward and speedy completion. Early viewing is highly recommended. Contact agents to arrange an appointment.

FRONT PORCH Front and side windows with side UPVC door. Personal door leading into: -

LIVING ROOM 15' 5" x 12' 6" (4.712m x 3.814m) Front facing window. Wall mounted gas fire. Built-in floor to ceiling cupboards. Access to:-

STORAGE / PANTRY Rear facing window.

KITCHEN 14' 6" x 6' 4" (4.444m x 1.942m) Side facing window. Fitted base cupboard with drawers and worktop incorporating a stainless-steel single bowl drainer sink with mixer tap. Additional worktop with provision under for whitegoods. Personal door leading into the garage

LOUNGE 15' 4" x 11' 2" (4.680m x 3.423m) Front facing window. Original tiled fireplace and hearth. Radiator

INNER LOBBY Front facing window. Staircase leading to the first-floor landing with bedrooms and bathroom.

BEDROOM 1 15' 7" x 11' 4" (4.765m x 3.476m) Front facing window. Built-in storage cupboard. Radiator.

INNER HALLWAY Loft access.

BEDROOM 2 14' 4" x 7' 8" (4.382m x 2.340m) Rear facing window overlooking farmland with panoramic views.

BEDROOM 3 13' 0" x 7' 8" (3.984m x 2.340m) Front facing window. Radiator. Access into: -

NOTE Bedroom 2 and 3 were originally one large bedroom but have been split into two.

BATHROOM 7' 5" x 5' 9" (2.278m x 1.763m) Front facing window. WC, hand wash basin and bath with electric shower over. Partially tiled walls. Radiator.

OUTSIDE To the front of the property there is a low boundary hedge with a gate that leads to the front entrance porch. To one side there is a brick wall. The front could offer off road parking and there is a wooden garage with store. The garden has a lawned area surrounded by mature trees and shrubs





The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

Misrepresentation

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