



the family estate agents
paul fox



8 Warrendale, Barton-upon-Humber, Lincolnshire DN18 5NH

£90,000

EPC Rating: C Council Tax: Band A Leasehold

Property Summary

**** SPACIOUS GROUND FLOOR FLAT ** IMMACULATELY PRESENTED THROUGHOUT ** SOUGHT AFTER RESIDENTIAL AREA **** An excellent opportunity to purchase a traditional ground floor flat, positioned within a well established residential area. The property offers immaculately presented and well proportioned accommodation which could be converted to a two bedroom property briefly comprising a side entrance hallway with a fitted utility cupboards, a spacious living room, a large double bedroom with ample space for furniture, an attractive fitted kitchen and a main bathroom. The rear provides a communal lawned garden and allocated parking. Due to the sellers position, the majority of the contents of the flat are for sale and is to be negotiated separately to the sale. View via our Barton office. EPC Rating (TBC), Council Tax Band (A)

Features

- A TRADITIONAL GROUND FLOOR FLAT
- NO UPWARD CHAIN
- IMMACULATE CONDITION THROUGHOUT
- SPACIOUS DOUBLE BEDROOM
- LOUNGE DINER
- MAIN FITTED BATHROOM
- ATTRACTIVE FITTED KITCHEN
- ALLOCATED PARKING TO THE REAR
- VIEW VIA OUR BARTON OFFICE



Room Descriptions

SIDE ENTRANCE HALLWAY

Includes a side uPVC double glazed entrance door with inset patterned glazing, dado railing, wall to ceiling coving, three spacious built-in storage cupboards and internal doors allowing access off to;

MAIN LOUNGE DINER

3.72m x 4.9m (12' 2" x 16' 1"). Enjoying a dual aspect with front and rear uPVC double glazed windows, wall to ceiling coving, TV input, a feature coal electric effect fire on a projecting decorative marbled hearth and matching backing, decorative surround and mantel.

ATTRACTIVE FITTED KITCHEN

2.62m x 2.95m (8' 7" x 9' 8"). With a rear uPVC double glazed window and a range of white fronted shaker style low level units, drawer units and wall units with brushed aluminum style pull handles and a laminate working top surface incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side with tiled splash backs, space for a freestanding cooker, plumbing for a washing machine, a wall mounted modern Ideal Logic gas combi boiler, TV input and vinyl flooring.

MASTER BEDROOM 1

3.81m x 4m (12' 6" x 13' 1"). With a front uPVC double glazed window, wall to ceiling coving and TV input.

MAIN BATHROOM

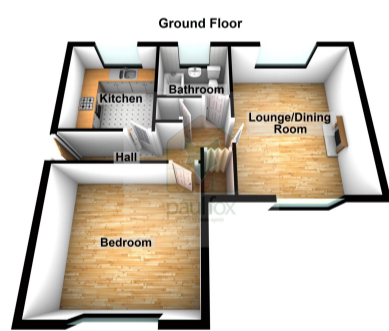
2.14m x 1.83m (7' 0" x 6' 0"). With a rear uPVC double glazed window with frosted glazing, a three piece suite comprising of a panelled bath with overhead main shower and tiled splash back, a pedestal wash hand basin, a low flush WC, further tiled walls, vinyl flooring.

GROUNDS

The property includes a principally laid lawn to the front with a hard standing pathway allowing access to the rear in which the flat includes allocated parking for one vehicle. The rear of the property enjoys a communal lawned area.



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanUp.



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 69 | 74 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |