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Price Guide

£160,000

EPC Rating: D

3 The Square

Goxhill, Barrow-upon-Humber, DN19 7JH

3 Bedroom Mid Terrace House



- ✓ A TRADITIONAL MID TERRACE HOUSE
 - ✓ 2 RECEPTION ROOMS
 - ✓ OPEN PLAN KITCHEN DINER
 - ✓ GROUND FLOOR SHOWER ROOM
 - ✓ 3 BEDROOMS
 - ✓ PRIVATE ENCLOSED REAR GARDEN



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A fine traditional mid terraced home, centrally positioned within the highly desirable village of Goxhill. The deceptively spacious and well maintained accommodation which has been extended to the ground floor briefly comprises, an entrance hallway with access to a pleasant front sitting room, a spacious central living room, rear kitchen diner with access to a ground floor shower room. The first floor provides a central landing leading to 3 bedrooms. Enjoying a fully enclosed private rear garden with a passageway to the front and a timber built garden store.



FRONT ENTRANCE HALLWAY

Includes a front uPVC double glazed entrance door with inset patterned glazing, dado railing, traditional single flight staircase leads to the first floor accommodation with adjoining grabrails, wall to ceiling coving and internal pine doors allowing access through to;



FRONT SITTING ROOM

Measures approx. 3.37 x 3.66m (11' 1" x 12' 0"). With a front bay uPVC double glazed window, wall to ceiling coving, TV input and feature electric coal effect fire with a decorative hearth and backing oak surround and mantel.



CENTRAL LOUNGE

Measures approx. 3.9m x 4.74m (12' 10" x 15' 7"). With wall to ceiling coving, dado railing, TV input, a further electric coal effect fire with a projective marbled hearth with matching backing and wood surround and mantel, an internal door that allows access through to spacious under the stairs storage cupboard and further twin hardwood glazed door which allows access through to;



SPACIOUS KITCHEN DINER

Measures approx. 3.74m x 5.04m (12' 3" x 16' 6"). With a rear uPVC double glazed entrance door with an inset patterned with an adjoining window allowing access to the rear garden and a Velux wooden glazed skylight. The kitchen includes a range of low level units, drawer units and wall units with a patterned working top surface incorporating a single stainless steel sink unit, plumbing for an automatic washing machine, dishwasher, space for a free standing cooker, further space for an undercounter tumble dryer, vinyl flooring, splash backs throughout and an internal door allows access through to;



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GROUND FLOOR MODERN SHOWER ROOM

Measures approx. 1.84m x 2.34m (6' 0" x 7' 8"). With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising of a double walk-in shower cubicle with overhead chrome main shower with mermaid boarding splash back and glazed screen, a low flush WC with vanity wash hand basin with gloss fronted storage units with matching drawer units, a wall mounted gun metal grey towel heater and further mermaid boarding to walls, extractor fan and tiled effect flooring.



FIRST FLOOR LANDING

Includes open spell balustrading, loft access dado railing wall to ceiling coving and internal pine doors allowing access through to;



FRONT DOUBLE BEDROOM 1

Measures approx. 3.4m x 4.66m (11' 2" x 15' 3"). With a front uPVC double glazed window, TV input, a built-in airing cupboard that houses a Worcester Bosch boiler and a sliding door gives access to;



REAR DOUBLE BEDROOM 2

Measures approx. 2.78m x 3.92m (9' 1" x 12' 10"). With a rear uPVC double glazed window.



REAR BEDROOM 3

Measures approx. 1.86m x 2.85m (6' 1" x 9' 4"). With a rear uPVC double glazed window.

GROUNDS

Occupying a generous privately enclosed mature garden with principally laid lawn, planted borders and secure surrounding fencing. To the front of the property provides a dwarf brick walled garden with wrought iron gate allowing access to the front entrance.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a modern gas fired central heating boiler to radiators.

DOUBLE GLAZING

The property benefits from uPVC double glazed windows and doors.

**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

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