



NEWSON & BUCK  
ESTATE AGENTS



2 Chapel Court, Sutton Bridge, Lincolnshire PE12 9TN

£109,995

A one bedroom home ideal for both first time buyers and investors. The accommodation comprises kitchen living, w/c, bedroom and bathroom. The property benefits from gas central heating and off road parking.



01553 775151



## Kitchen Living Room

14' 6" x 17' 3" (4.42m x 5.26m) Double glazed door and window to front, fitted kitchen with oven and hob with extractor above, space for washing machine, two radiators, gas central heating boiler and laminate flooring.

## W/C

Low flush w/c, sink and radiator.

## Landing

Access to loft and fitted carpet.

## Bedroom

14' 6" x 8' 2" (4.42m x 2.49m) Double glazed window to front and side, radiator and fitted carpet.

## Bathroom

7' 7" x 9' 2" (2.31m x 2.79m) Double glazed window to front, panel bath, low flush w/c, wash hand basin, radiator and vinyl flooring.

## Parking

Communal parking area.

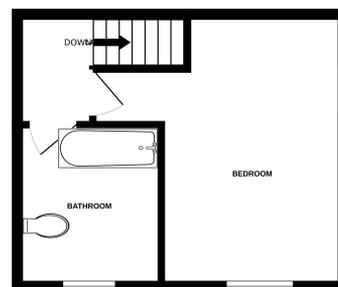
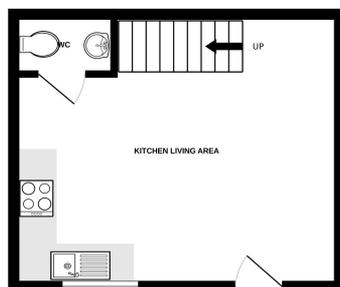
**EPC Rating: C**

**Council Tax Band: A**



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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