



7 Humber Terrace, Barton- Upon-Humber, North Lincolnshire. DN18 5BE

- A STUNNING WHITE FINISHED COTTAGE
- GRADE 2 LISTED
- NO UPWARD CHAIN
- IDEAL INVESTMENT AS A HOLIDAY LET
- 3 BEDROOMS
- ATTRACTIVE KITCHEN AND BATHROOM
- EXTENSIVELY REFURBISHED BY THE CURRENT OWNER
- COURTYARD GARDENS
- NOT TO BE MISSED



PROPERTY DESCRIPTION

**** NO UPWARD CHAIN ** WELL PRESENTED THROUGHOUT ** IDEAL FIRST TIME BUY/INVESTOR PURCHASE **** An extensively refurbished, white finished grade 2 listed cottage, quietly located and thought ideal for a first time buyer or investor with the property lending itself to a holiday let. The accommodation comprises, entrance hallway, attractive fitted kitchen, spacious rear living room. The first floor provides 3 bedrooms and a modern bathroom. Providing courtyard style gardens with ample parking. Finished with new sash windows and a modern gas fired central heating system. **NOT TO BE MISSED.** View via our Barton office. EPC: TBC, Council Tax Band: A.



ROOM DESCRIPTIONS

FRONT ENTRANCE HALLWAY

With a hardwood entrance door and single glazed top light, storage area, front single glazed window, staircase leading to the first floor accommodation, attractive wooden style cushioned flooring and open access through to;

MODERN FITTED KITCHEN

2.42m x 3.12m (7' 11" x 10' 3") With a front vertical sliding single glazed sash window. The kitchen enjoying a range of woodgrain effect shaker style low level units and drawer units with a patterned rolled edge butcher block style rolled edge working top surface, incorporating a single stainless steel sink unit with drainer to the side and block mixer, space for a cooker, plumbing for a washing machine, wooden effect cushioned flooring, wall mounted gas fired central heating boiler and inset modern LED spotlights.

SPACIOUS REAR LIVING ROOM

5.17m x 3.23m (16' 12" x 10' 7") With twin rear vertical sliding single glazed sash windows with views onto the communal garden area, handsome Victorian cast iron fire place with slate hearth, mahogany surround and mantle.

FIRST FLOOR LANDING

Has built in storage cupboard, exposed floor boards and doors off to;

BEDROOM 1

3.32m x 2.51m (10' 11" x 8' 3") With a rear vertical sliding single glazed sash window and exposed floor boards.

BEDROOM 2

2.56m x 2.22m (8' 5" x 7' 3") With a rear vertical sliding single glazed sash window.

BEDROOM 3

2.39m x 2.50m (7' 10" x 8' 2") With a front vertical sliding single glazed sash window, exposed floor boards and a feature corner fitted cast iron fire place with wooden surround.

BATHROOM

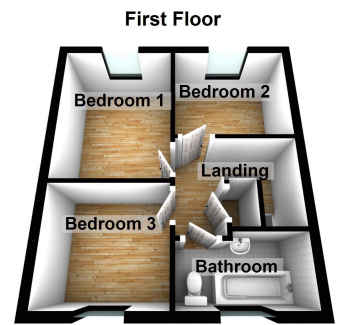
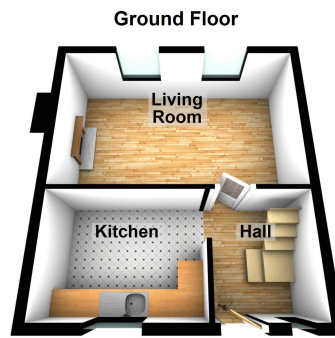
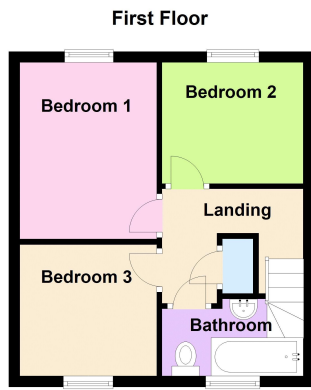
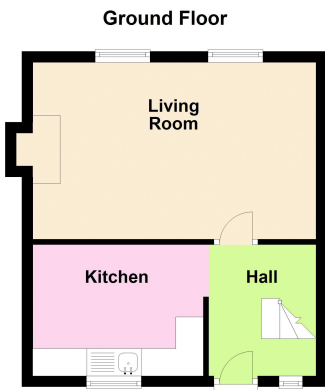
1.40m x 2.56m (4' 7" x 8' 5") With a front vertical sliding single glazed sash window, enjoying a modern three piece suite in white comprising a low flush WC, pedestal wash hand basin and panelled bath, exposed floor boards and inset modern ceiling spotlights.

GROUNDS

To the front the property has a courtyard style flagged garden being concrete laid with water supply, timber store shed and access through to a parking area. To the rear there is a communal lawned garden area.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Barton
 11, King Street, Barton-upon-Humber, DN18 5ER
 01652 635000
 barton@paul-fox.com