



31 Forkedale, Barton-upon-Humber, Lincolnshire. DN18 5NP

- A TRADITIONAL DETACHED BUNGALOW
- NO UPWARD CHAIN
- SOUGHT AFTER RESIDENTIAL AREA
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- OAK FITTED KITCHEN
- FITTED SHOWER ROOM
- PRIVATE ENCLOSED GARDEN
- OFF STREET PARKING & GARAGE
- IN NEED OF MODERNISATION THROUGHOUT



PROPERTY DESCRIPTION

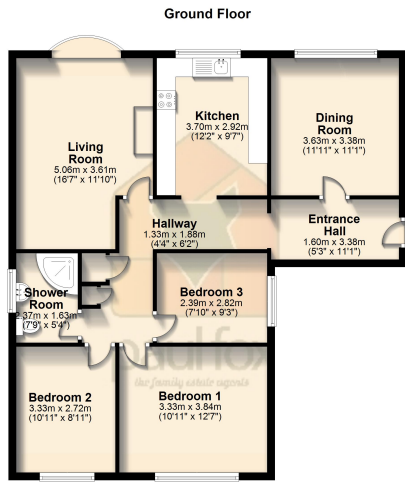
**** NO UPWARD CHAIN **HIGHLY SOUGHT AFTER RESIDENTIAL AREA ** IN NEED OF MODERNISING THROUGHOUT ****
A deceptively spacious and well proportioned traditional detached bungalow located in a sought after residential area. The vacant accommodation that requires a scheme of modernising throughout briefly comprises, side entrance hall, front main living room, oak fitted kitchen, shower room and three bedrooms. Enjoying mature enclosed gardens to the front and rear with a hard standing driveway that leads to a detached single garage. Finished with uPvc double glazing and a gas fired central heating system. NOT TO BE MISSED. View via our Barton office. EPC Rating: D, Council Tax Band: C.



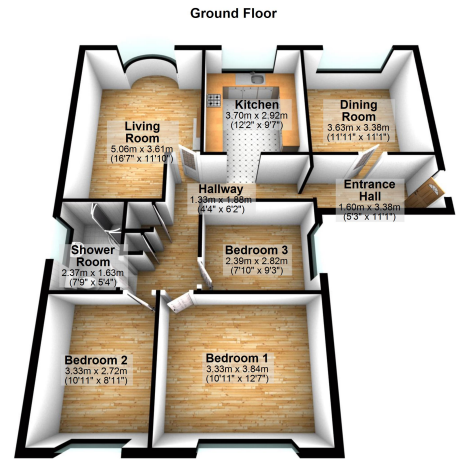
ROOM DESCRIPTIONS



FLOORPLAN & EPC



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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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