



briggs residential

**No 3, 7 HIGH STREET
GLINTON PE6 7JP
£95,000**

FREEHOLD



Situated in the heart of Glinton village and in need of full modernisation, this unique two storey semi detached property offers superb potential and has an open barn to the side for parking. Entered via the kitchen, there is a sitting room, a large ground floor bathroom which lends itself to a further reception room. To the first floor, there is a double bedroom and a further large bathroom which could easily be divided into a second bedroom and bathroom. Viewing is highly advised.

Visit our website: www.briggsresidential.co.uk

17 Market Place Market Deeping PE6 8EA Tel: 01778 349300

**Opening Hours: Monday to Friday - 9.00am until 6.00pm
Saturday - 9.00am until 4.00pm: Sunday—Closed**

Front entrance door opening to

KITCHEN 12'2 x 10' (3.70m x 3.04m)
With door to sitting room and bathroom.

BATHROOM
With panelled bath, wash hand basin and door to

CLOAKROOM
Comprising low flush WC.

SITTING ROOM 13' x 12'7 (3.97m x 3.84m)
With windows and stairs to first floor.

SEPARATE ENTRANCE
With inner hallway and door to

SECOND GROUND FLOOR BATHROOM
14'10 x 10' (4.52m x 3.04m)
With potential to knock through to the kitchen or sitting room to create a further reception room.

FIRST FLOOR

BEDROOM 12'6 x 10' (3.82m x 3.04m)
With window to front aspect.

BATHROOM 14'7 x 9'4 (4.45m x 2.84m)
Window to rear aspect. This room could be converted into a second bedroom and bathroom.

OUTSIDE
There is an open barn to the side and off road parking.

EPC RATING: N/A

COUNCIL TAX RATING: A (PCC)

