



2A, Burgate, Barton-upon-Humber, Lincolnshire, DN18 5EZ

Asking Price: £125,000

EPC: C
Council Tax: A



To arrange a viewing please call the Paul Fox -
Barton office on **01652 635000**

Paul Fox - Barton Office
11 King Street, Barton Upon Humber
North Lincolnshire, DN18 5ER

www.paul-fox.com
T: 01652 635000
E: barton@paul-fox.com



Accommodation Summary:

- A CHARMING TRADITIONAL CORNER TERRACE HOUSE
- NO UPWARD CHAIN
- IN CONSERVATION AREA AND WALKING DISTANCE TO THE TOWN CENTRE
- FLEXIBLE ACCOMMODATION
- LARGE FIRST FLOOR FLAT WITH FORMER VETS TO THE GROUND FLOOR
- 2 FITTED KITCHENS
- 2 BEDROOMS
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Description:

****NO UPWARD CHAIN ****

A CHARMING TRADITIONAL CORNER TERRACE HOUSE WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

FLEXIBLE ACCOMMODATION WITH LARGE FIRST FLOOR FLAT & EX VETS TO GROUND FLOOR

2 FITTED KITCHENS

POTENTIAL FOR 2/3 BEDROOMS

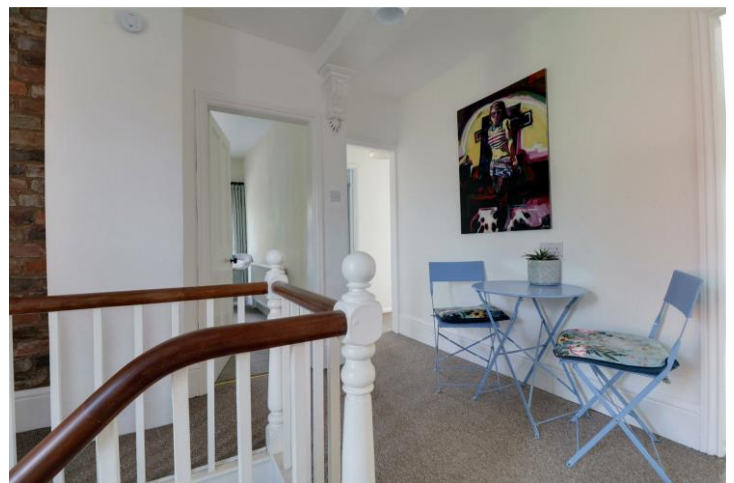
A rare opportunity to acquire a unique property in a sought-after area of the town offering versatile accommodation. Currently laid out as large first floor flat with ground floor that previously operated as a Veterinary Clinic (with lapsed planning for residential). Ground floor with entrances to the front and side, large front room, kitchen and cloakroom (with space for shower). The first floor flat enjoys a sweeping feature wooden staircase, large landing leading to a fitted kitchen, living room, double bedroom and bathroom. Finished with sliding sash windows, original features and gas combi central heating. Viewing is essential to fully appreciate.

View via our Barton office

Rooms:

Entrance Hallway Traditional six panelled entrance door with single glazed top light, smoke detector, detailed tiled flooring, separate entrance to the first floor flat and entrance to ground floor leading to;

Inner Hallway With original coving, beam with plaster corbels, part feature tiled flooring, under stairs cupboard, double panelled radiator. A large sweeping return wooden staircase with white balustrading and contrasting handrail leading to,



First Floor Landing 9'1" x 13'3" (2.77m x 4.04m). With rear single window, continuation of original attractive balustrading with contrasting handrail, loft access and smoke detector.

First Floor Kitchen 10'7" x 7'10" (3.23m x 2.4m). Enjoying a dual aspect with front and side sliding sash windows, a range of white fronted kitchen furniture with brushed aluminium style pull handles, feature wooden worktop with tiled splash backs incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, feature stainless steel cooker with broad overhead extractor, carbon monoxide detector and cushioned flooring.

First Floor Bathroom 7'5" x 6'7" (2.26m x 2m). With privacy glazed sliding sash window and LED ceiling light, a three-piece suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with shower over, radiator, shaver socket, vinyl flooring and fitted storage cupboard housing wall mounted Ideal gas combi boiler with thermostat and wifi.

First Floor Lounge/Bedroom 2 10'8" x 11'6" (3.25m x 3.5m). With front vertical sliding sash windows and wall to ceiling coving. Large radiator and TV and telephone points.

First Floor Bedroom 12'2" x 10'1" (3.7m x 3.07m). With side sliding sash window and large radiator.



To the ground floor;

Ground Floor Living Room 14'8" x 14'10" (4.47m x 4.52m). With front wooden vertical sliding sash window with attractive shutters, tiled effect cushioned flooring, wall to ceiling coving and door through to;



Ground Floor Kitchen 12'3" x 9'11" (3.73m x 3.02m). With side privacy glazed entrance door and single top light, side vertical sliding privacy glazed sash window with attractive shutters, range of bevelled edge white floor and wall units, built-in sink and drainer unit with electric water heater (feeding both kitchen and cloakroom), tiled effect cushioned flooring and door to;



Cloakroom 4'5" x 5'7" (1.35m x 1.7m). With low flush WC in white, vanity wash hand basin, cushioned flooring and space for a shower cubicle if required.

Double Glazing The property has single glazed wooden sliding sash windows.

Central Heating Modern gas fired wifi combi boiler providing central heating to radiators and instant hot water.

Note The property is registered on one title yet has separate smart meters and Council Tax etc., The first-floor falls into Council Tax Band A and all safety checks and alarms up to date. The ground floor, which makes up approximately 40% of the property was used as a vet circa 10 years ago and has lapsed full planning permission for conversion to residential, it pays Nil business rates and currently falls under class E planning use.

