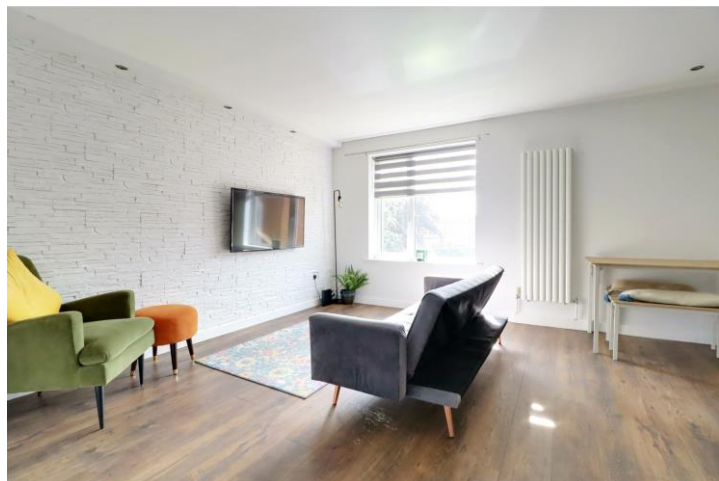




**49 Edgemere,
Scunthorpe,
Lincolnshire, DN15 7ES**
Offers in the region of: £100,000

EPC: To be confirmed (0)
Leasehold



To arrange a viewing please call the Paul Fox -
Scunthorpe office on **01724 282868**

Accommodation Summary:

- • A STUNNING FIRST FLOOR APARTMENT
- • NO UPWARD CHAIN
- • IDEAL FIRST TIME BUY or INVESTMENT PURCHASE
- • CLOSE PROXIMITY TO THE TOWN CENTRE
- • 2 BEDROOMS
- • STYLISH FITTED KITCHEN & SHOWER ROOM
- • SPACIOUS LIVING ROOM
- • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Description:

A superbly presented first floor flat offering extensively refurbished and well proportioned accommodation that would be ideal for a first time buyer or investor. The accommodation comprises, ground floor reception hallway, central first floor landing with a storage cupboard, spacious living room being open to a stylish fitted kitchen with a built-in pantry/laundry cupboard, 2 bedrooms and a modern shower room. Externally the property has a store cupboard and residential parking. Finished with uPvc double glazing and modern gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Scunthorpe office.





Rooms:

Living Room 15'6" x 12'4" (4.72m x 3.76m).

Kitchen 9'10" x 9'4" (3m x 2.84m).

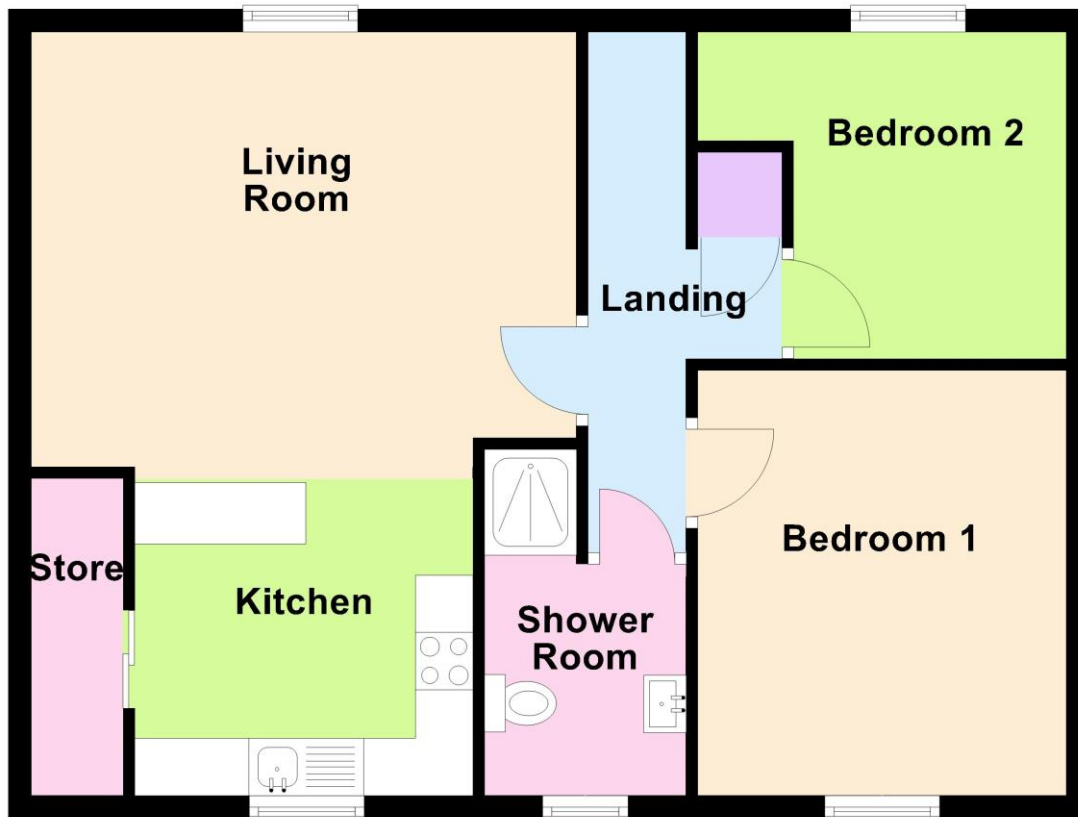
Bedroom 1 10'6" x 12'2" (3.2m x 3.7m).

Bedroom 2 7'9" x 9'4" (2.36m x 2.84m).

Shower Room 5'9" x 9'10" (1.75m x 3m).

Ground Floor

Approx. 59.9 sq. metres (644.4 sq. feet)



SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a modern gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors.

** IMPORTANT **

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are, give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no person's employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.