



**6 Garden Street, Brigg,
Lincolnshire, DN20 8HE**

Asking Price: £145,000

EPC: D (65)
Council Tax - A
To be advised



To arrange a viewing please call the Paul Fox - Brigg
office on **01652 651777**

Accommodation Summary:

- A SUPERB TRADITIONAL TOWN HOUSE
 - NO UPWARD CHAIN
- EXTENSIVELY REFURBISHED THROUGHOUT
- LARGE OPEN PLAN LOUNGE/DINING ROOM
 - MODERN FITTED KITCHEN
 - GROUND FLOOR BATHROOM
- 3 EXCELLENT SIZED BEDROOMS
 - TOWN CENTRE LOCATION

Description:

A charming traditional terrace house located centrally within the highly sought after market town of Brigg. The accommodation has enjoyed an extensive refurbishment throughout comprising, front living room being open to a central dining area, modern fitted kitchen, rear entrance and a spacious ground floor bathroom. The first floor provides 3 excellent sized bedrooms. The rear has a hardstanding bin storage area.

Rooms:

Living Room

12' x 10'4" (3.66m x 3.15m). Front composite uPVC double glazed entrance door with patterned leaded glazing, front vertical sliding uPVC double glazed sash window, laminate flooring and broad opening through to;

Dining Room

11'10" x 10'5" (3.6m x 3.18m). Has staircase leading to the first floor accommodation with under the stairs storage, continuation of laminate flooring and doors through to;

Kitchen

9'3" x 10'2" (2.82m x 3.1m). Side uPVC double glazed window, modern range of fitted wooden style kitchen furniture with brushed aluminium style pull handles, patterned worktop with tiled splash backs incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead canopied extractor, laminate flooring, space and plumbing for appliances, wall mounted Ideal gas fired central heating boiler and doors through to;



Rear Entrance

Side composite double glazed entrance door, laminate flooring and doors through to;

Ground Floor Bathroom

9'5" x 6'9" (2.87m x 2.06m). Side uPVC double glazed window, modern three piece suite in white comprising a low flush WC, pedestal wash hand basin, tiled panelled bath with electric shower over, tiled surround and cushioned flooring.



First Floor Landing

Provides access to three bedrooms and loft access.

Rear Double Bedroom 1

12'1" x 10'6" (3.68m x 3.2m). Rear uPVC double glazed window.

Front Bedroom 2

9'1" x 10'7" (2.77m x 3.23m). Front vertical sliding uPVC double glazed sash window.



Front Bedroom 3

7'7" x 10'6" (2.3m x 3.2m). Front uPVC double glazed vertical sliding sash window.



Grounds

There is shared passageway with two further properties with a shallow bin store allowing access to the side entrance door.

Double Glazing

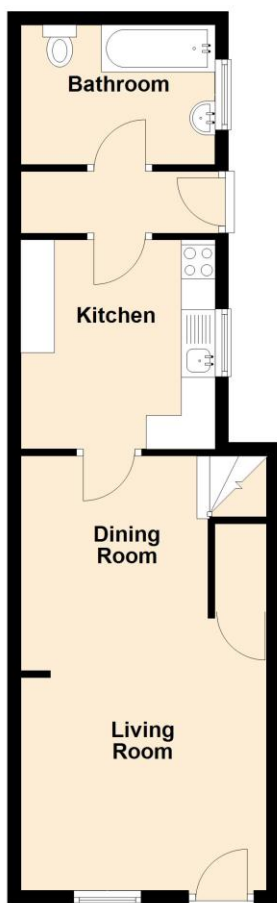
Full uPVC double glazed windows and composite entrance doors.

Central Heating

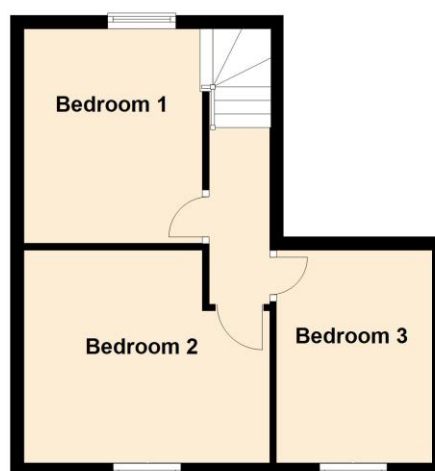
Modern gas fired central heating system to radiators via an Ideal central heating boiler.



Ground Floor
Approx. 41.7 sq. metres (448.9 sq. feet)



First Floor
Approx. 30.9 sq. metres (333.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority:

Tenure: To be advised