



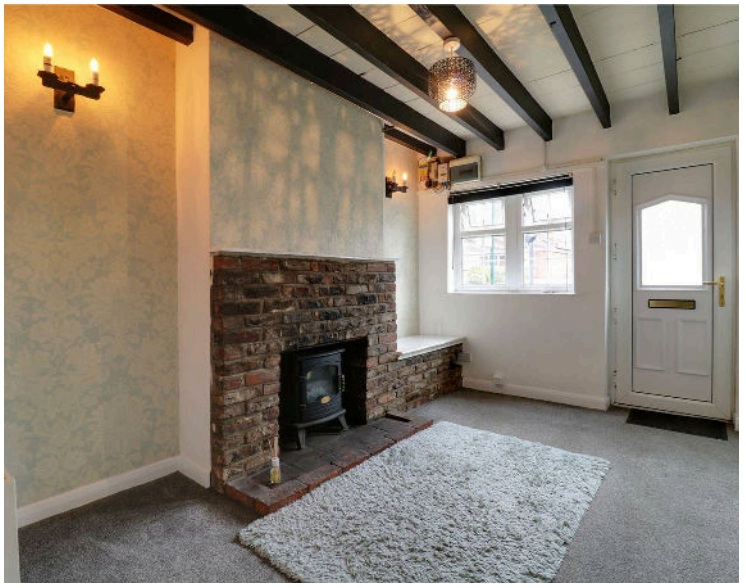


41 Barrow Road, Barton-Upon-Humber

£89,950 Freehold

CHARMING MID TERRACE COTTAGE · NO UPWARD CHAIN · WALKING DISTANCE TO THE TOWN CENTRE · 2 RECEPTION ROOMS · FITTED GALLEY KITCHEN · GROUND FLOOR BATHROOM · 2 BEDROOMS · SMALL COURTYARD TO REAR · IDEAL FIRST TIME BUY/INVESTOR PURCHASE

paul fox
the family estate agents





NO UPWARD CHAIN IDEAL FIRST TIME BUY/INVESTOR PURCHASE ** A most charming mid terrace cottage, situated within walking distance to the town centre. Offered for sale with immediate vacant possession and thought an ideal purchase for a first time buyer in investor. The well maintained accommodation briefly comprises, front living room, dining room, modern fitted kitchen, ground floor bathroom. The first floor enjoys 2 bedrooms. Courtyard to rear. Upvc double glazing. Gas fired central heating system. Viewing strongly recommended. View via our Barton Office. EPC Rating: D, Council Tax Band: A.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Living Room
9'4" x 12'3" (2.84m x 3.73m) Measures Approx. 2.85m x 3.73m (9' 4'' x 12' 3'') with a front uPVC double glazed entrance door with inset pattern glazing, front uPVC double glazed window, attractive feature brick built fireplace with tiled hearth and inset cast iron effect electric fire with projecting side plinth, TV and telephone points and beamed ceiling.

Dining Room
10'9" x 10' (3.28m x 3.05m) Measures Approx. 3.04m x 3.27m (10' 0'' x 10' 9'') with rear uPVC double glazed window, double panel radiator, attractive tile flooring, beamed ceiling and staircase leads off to first floor.

Kitchen
8'2" x 5'9" (2.5m x 1.75m) Measures Approx. 2.48m x 1.74m (8' 2'' x 5' 9'') with a side uPVC double glazed window and double glazed entrance door with inset pattern glazing leads to courtyard garden, the kitchen has a newly modern fitted wooden effect range of high and low level units with brushed aluminium style pull handles enjoying a pattern working top surface with half tiling to walls and incorporating an oval stainless steel sink unit with drainer to the side and central chrome block mixer tap and continuation of tiled flooring, space for electric cooker, plumbing available for washing machine and door through to:

Bathroom
5'7" x 5'8" (1.7m x 1.73m) Measures Approx. 1.73m x 1.7m (5' 8'' x 5' 7'') enjoying a dual aspect with side and rear uPVC double glazed windows with inset pattern glazing with a





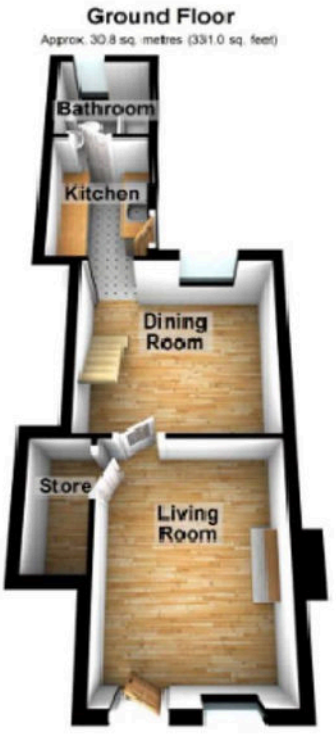














Total area: approx. 53.2 sq. metres (573.0 sq. feet)



Paul Fox Estate Agents

11 King Street, Barton-Upon-Humber - DN18 5ER

01652 635000

barton@paul-fox.com

www.paul-fox.com/

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