



2 Middlegate Close, Barrow-Upon-Humber

£125,000 Freehold

ENCLOSED REAR LAWNED GARDEN • VIEW VIA OUR BARTON OFFICE • KITCHEN DINER • NO UPWARD CHAIN
 • FITTED BATHROOM • DRIVEWAY & GARAGE • CUL-DE-SAC VILLAGE LOCATION • MODERN SEMI-DETACHED
 BUNGALOW • 2 BEDROOMS • MAIN FRONT LOUNGE • FOR SALE BY MODERN METHOD OF AUCTION



MODERN METHOD OF AUCTION NO UPWARD CHAIN CUL-DE-SAC LOCATION IDEAL DOWNSIZE A modern semi-detached bungalow, quietly positioned within a cul-de-sac location in the popular village of Barrow-Upon-Humber. The property offers well maintained and proportioned accommodation thought ideal for a couple looking to downsize. The home briefly comprising, front living room, oak fitted kitchen diner, two sizeable bedrooms served by a main fitted bathroom. Occupying manageable front and rear lawned gardens with off street parking leading to an attached single garage. Finished with full uPvc double glazing and a modern gas fired central heating system. Viewing comes highly recommended. View via our Barton office. EPC Rating: TBC, Council Tax Band: A.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Northern Lincolnshire Property Auction powered by IAM Sold. Reservation Fee is in addition to the final negotiated selling price.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Front Lounge

Dimensions: 3.2m x 4.4m. Enjoys a front composite entrance door with frosted glazing with adjoining uPVC double glazed window, a feature marbled effect gas fireplace with decorative oak surround and mantel, TV input, wall to ceiling coving, ceiling spotlights and a door leads through to;

Inner Hallway

Has loft access and doors to;

Kitchen Diner

Dimensions: 2.77m x 2.6m. With a rear uPVC double glazed door with adjoining window. The kitchen includes a range of shaker style pine fronted low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, integral electric oven with four ring Beko gas hob with overhead chrome canopied extractor fan with tiled splash backs, integral wine fridge, plumbing for a dishwasher, integral fridge, laminate flooring and inset ceiling spotlights.

Master Bedroom 1

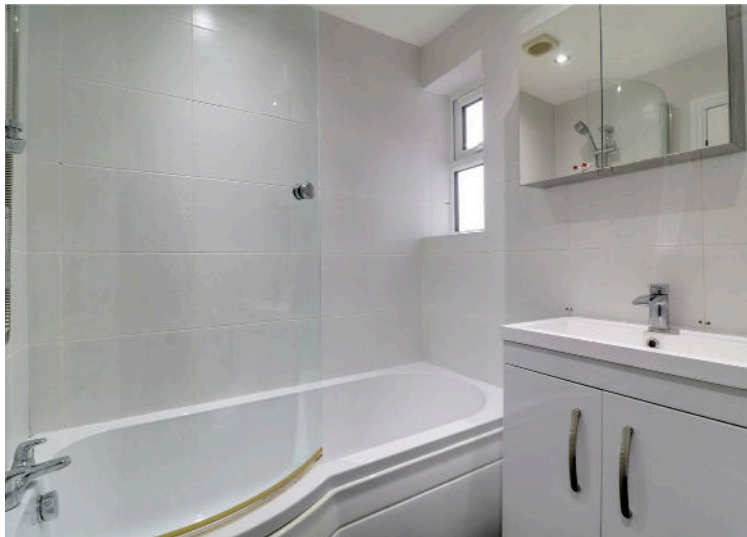
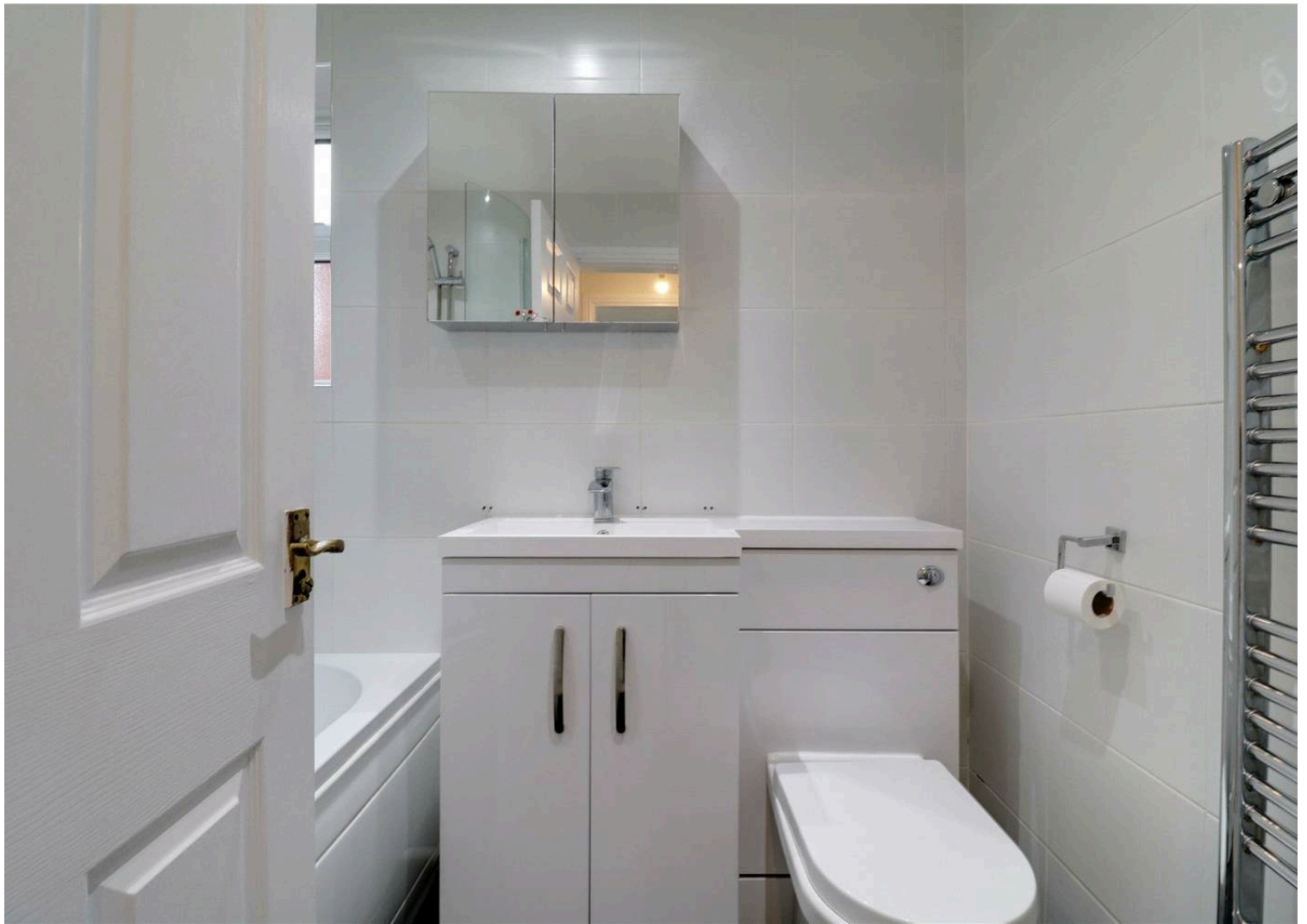
Dimensions: 3.2m x 3.6m. With a rear uPVC double glazed window.

Front Bedroom 2

Dimensions: 2.7m x 2.6m. With a front uPVC double glazed window.

Main Family Bathroom





Ground Floor



Ground Floor





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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