





17 Vagarth Close, Barton-Upon-Humber

£155,000 Freehold

MODERN END OF TERRACE HOME • NO UPWARD CHAIN • CUL-DE-SAC LOCATION CLOSE TO EXCELLENT AMENITIES • 2 DOUBLE BEDROOMS • MAIN LIVING ROOM & REAR CONSERVATORY • SPACIOUS FITTED KITCHEN DINER • PRIVATE ENCLOSED REAR GARDEN • DRIVEWAY & DETACHED GARAGE • IDEAL FIRST TIME BUY • VIEW VIA OUR BARTON OFFICE

paul fox
the family estate agents

Modern two-bedroom end terrace in Barton-upon-Humber with garage, driveway, conservatory, private garden, and no chain. Ideal for first-time buyers or investors. EPC C. Council Tax B.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- MODERN END OF TERRACE HOME
- NO UPWARD CHAIN
- CUL-DE-SAC LOCATION CLOSE TO EXCELLENT AMENITIES
- 2 DOUBLE BEDROOMS
- MAIN LIVING ROOM & REAR CONSERVATORY
- SPACIOUS FITTED KITCHEN DINER
- PRIVATE ENCLOSED REAR GARDEN
- DRIVEWAY & DETACHED GARAGE
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Entrance Hall
Front entrance hallway includes a front double glazed entrance door with inset patterned glazing, laminate flooring, wall to ceiling coving and doors leading off to;



Cloakroom
2' 7" x 5' 11" (0.80m x 1.80m)
Has a front uPVC double glazed window, a low flush WC and a corner wash hand basin with tiled splash back, continuation of flooring and wall to ceiling coving.

Inner Hallway
Allows access to the first floor accommodation via a single flight staircase, wall mounted alarmed keypad, wall to ceiling coving and doors to;

Main Lounge
15' 5" x 11' 10" (4.70m x 3.60m)
With a front uPVC double glazed window, wall to ceiling coving, laminate flooring, TV input and a gas coal effect fireplace with marbled style hearth, matching backing and pine surrounding mantel, two single wall lights and a doors leads through to;





Kitchen Diner
9' 10" x 15' 1" (3.00m x 4.60m)
With a range of oak fronted low level units, drawer units and wall units with glazed fronts and a patterned working top surface incorporating a one and a half stainless steel sink unit with drainer to the side and block mixer tap, plumbing for a washing machine, built-in electric oven with four ring gas hob with overhead canopied extractor, free standing fridge freezer, laminate flooring, a wall mounted Ideal modern Logic gas combi boiler, a built-in under the stairs storage cupboard and twin double glazed doors allows access off to;



Conservatory
6' 9" x 6' 11" (2.05m x 2.11m)
With a lean to polycarbonate pitched roof, tiled flooring, surrounding windows and a double glazed entrance door allowing access to the garden.

First Floor Landing
Provides loft access, wall to ceiling coving and doors to;



Master Bedroom 1
15' 1" x 9' 10" (4.60m x 3.00m)
With a front uPVC double glazed window and wall to ceiling coving.



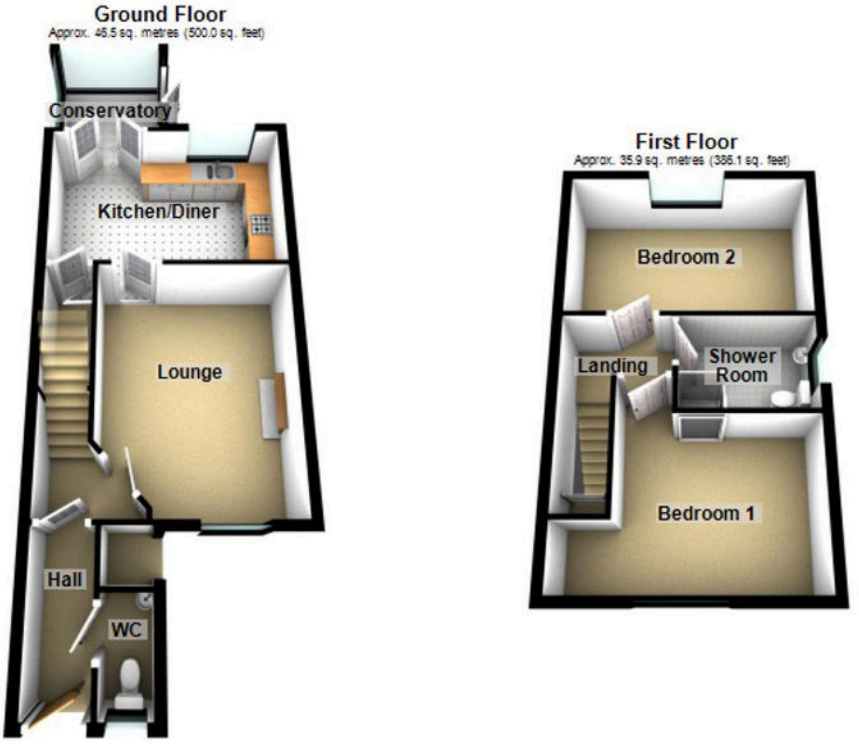
Rear Double Bedroom 2
15' 1" x 9' 6" (4.60m x 2.90m)
With a rear uPVC double glazed window and TV input.



Shower Room
7' 10" x 5' 7" (2.40m x 1.70m)
With a side uPVC double glazed window with frosted glazing and a three piece suite providing a three piece suite comprising a low flush WC, pedestal wash hand basin, a low flush WC and a walk-in shower cubicle with overhead chrome mains shower with tiled splash back and folding glazed door and screen, cushioned flooring and extractor fan.



Grounds
To the rear of the property provides a manageable enclosed low maintenance garden with gravelled top borders and a flagged patio area, secure access to a detached brick built single garage and to the front provides off street parking for two vehicles with adjoining inset storage and access to the front entrance porch.



Total area: approx. 82.3 sq. metres (886.2 sq. feet)



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