



9 Church View, Barton-Upon-Humber

£139,950 Freehold

MODERN SEMI-DETACHED BUNGALOW • NO UPWARD CHAIN • CUL-DE-SAC LOCATION CLOSE TO THE TOWN CENTRE • 2 BEDROOMS • MAIN LOUNGE DINING ROOM • OAK SUITE • LOW MAINTENANCE REAR GARDEN



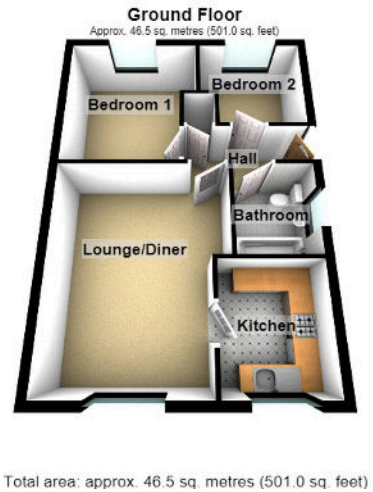
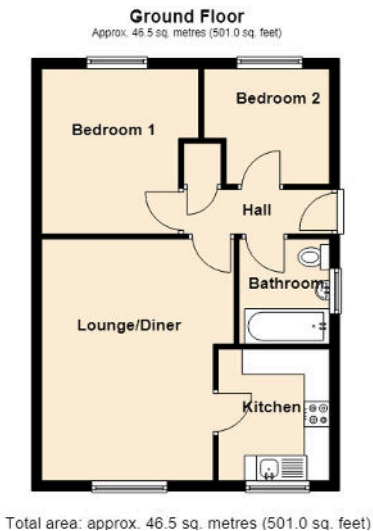
Modern 2-bed semi-detached bungalow near Barton-upon-Humber centre. No chain. Fitted wardrobes, parking for 2, low-maintenance garden, new double glazing, electric heating. Great downsizer option. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- MODERN SEMI-DETACHED BUNGALOW
- NO UPWARD CHAIN
- CUL-DE-SAC LOCATION CLOSE TO THE TOWN CENTRE
- 2 BEDROOMS
- MAIN LOUNGE DINING ROOM
- OAK FITTED KITCHEN
- THREE PIECE BATHROOM SUITE
- LOW MAINTENANCE REAR GARDEN
- ALLOCATED PARKING





Central Entrance Hallway

Side uPVC double glazed entrance door with frosted glazing, loft access, built-in airing cupboard and doors leading off to;

Main Living Room

15' 10" x 12' 7" (4.83m x 3.83m)

With a front uPVC double glazed window, TV input, wall to ceiling coving, two electric storage heater and a door leading through to;

Kitchen

8' 6" x 7' 3" (2.60m x 2.20m)

With a front uPVC double glazed window. The kitchen includes a range of oak fronted low level units, drawer units and wall units with glazed fronts and a patterned working top surface with a single stainless steel sink unit with drainer to the side and block mixer tap, space for a free standing cooker, space for a fridge freezer, tiled flooring, ceiling spotlights and wall to ceiling coving.

Rear Double Bedroom 1

10' 10" x 10' 2" (3.30m x 3.10m)

With a rear uPVC double glazed window, fitted wardrobes with matching drawers and electric storage heater.





Rear Bedroom 2

8' 2" x 7' 5" (2.50m x 2.26m)

With a rear uPVC double glazed window, fitted wardrobes, electric storage heater and wall to ceiling coving.

Bathroom

7' 3" x 5' 9" (2.20m x 1.76m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a panelled bath with tiled splash backs, pedestal wash hand basin and a low flush WC, tiled flooring, extractor fan and wall to ceiling coving.

Grounds

The property provides allocated parking and to the rear provides a low maintenance gravelled top garden with boundary fencing and walling with a flagged seating area and timber storage shed.

