





9 Church View, Barton-Upon-Humber

£130,000 Freehold

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

paul fox
the family estate agents





NO UPWARD CHAIN | IDEAL DOWNSIZE | WALKING DISTANCE TO THE TOWN CENTRE

A modern semi-detached bungalow, pleasantly positioned within a well-regarded cul-de-sac and conveniently located within walking distance of Barton-upon-Humber town centre.

Offered for sale with no upward chain, the property presents an excellent opportunity for a single purchaser, couple or downsize seeking comfortable single-storey living with scope to personalise and improve.

The accommodation briefly comprises a side entrance hall, a generous front-facing living room and an oak-fitted kitchen. An inner hallway provides access to two bedrooms, both benefiting from fitted wardrobes, together with a three-piece bathroom suite.

Externally, the property enjoys a private, low-maintenance gravelled and walled garden, along with allocated parking for two vehicles.

Further benefits include newly fitted uPVC double glazing and electric storage heating.

Situated within an established residential area of the popular market town of Barton-upon-Humber, the property is conveniently placed for local shops, healthcare facilities, amenities and transport links.

A rare opportunity to purchase a town-centre bungalow with excellent potential. Early viewing is highly recommended.

EPC Rating: D
Council Tax Band: C

Viewing is strictly by appointment through our Barton-upon-Humber office.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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.

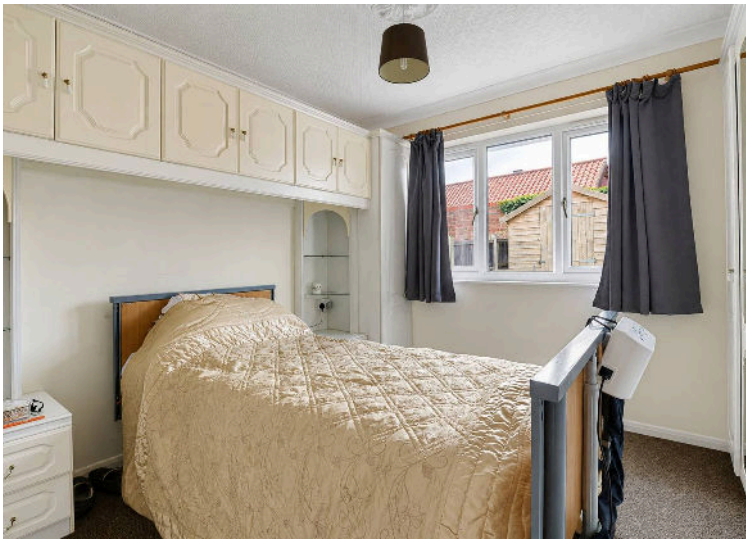


Rear Double Bedroom 1
10' 10" x 10' 2" (3.30m x 3.10m)
With a rear uPVC double glazed window, fitted wardrobes with matching drawers and electric storage heater.

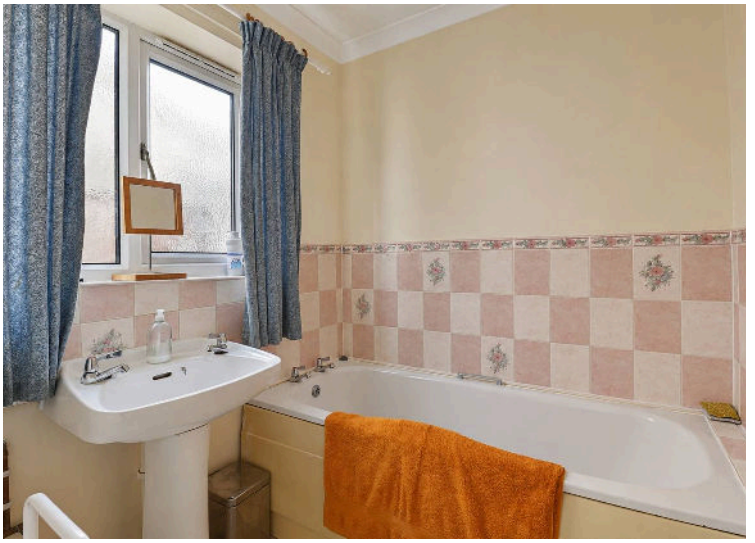
Rear Bedroom 2
8' 2" x 7' 5" (2.50m x 2.26m)
With a rear uPVC double glazed window, fitted wardrobes, electric storage heater and wall to ceiling coving.





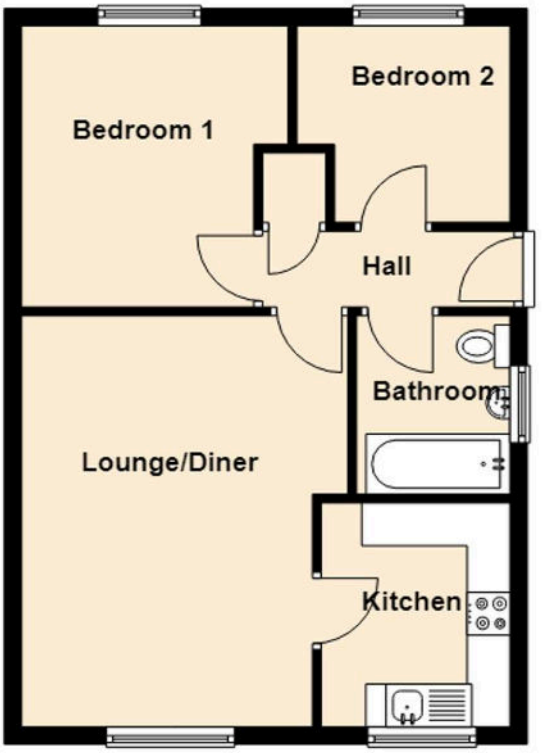






Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



Total area: approx. 46.5 sq. metres (501.0 sq. feet)

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