



paul fox
the family estate agents

Price Guide
£114,950

UNAPPROVED DRAFT BROCHURE

EPC Rating: D

38 Glebe Road

Brigg, North Lincolnshire, DN20 8QG
3 Bedroom Mid Terrace House



- ✓ A FINE TRADITIONAL MID TERRACE HOUSE
 - ✓ 2 RECEPTION ROOMS
 - ✓ 3 DOUBLE BEDROOMS
 - ✓ LARGE REAR GARDEN
- ✓ IDEAL INVESTMENT OPPORTUNITY
 - ✓ RANGE OF OUTBUILDINGS

10 Market Place, Brigg, North Lincolnshire, DN20 8ES

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An excellent opportunity for a first time buyer or investor to purchase a substantial traditional mid-terrace house that requires cosmetic updates with accommodation over 3 floors comprising;

FRONT ENTRANCE HALLWAY

With a front uPVC double glazed entrance door with pattern and leaded glazing, wooden flooring, staircase to the first floor accommodation and door through to;

FRONT LOUNGE

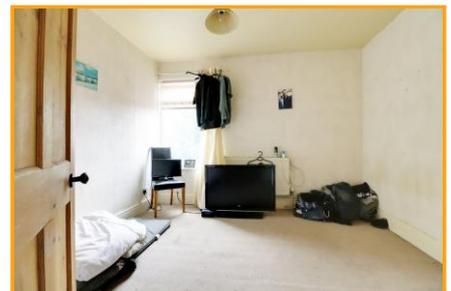
Measures approx. 3.08m x 3.7m (). Enjoying a front uPVC double glazed window, laminate flooring, feature fire surround, inset tiled hearth and ceiling rose.

CENTRAL SITTING/DINING ROOM

Measures approx. 4.15m x 4m (). Enjoying a rear uPVC double glazed window, attractive Victorian style fireplace, built in storage cupboards and useful under stairs store, TV point and door through to;

KITCHEN

Measures approx. 3.45m x 2m (). Enjoying a side uPVC double glazed entrance door with inset pattern glazing, side uPVC double glazed window, range of modern style low level units, drawer units and wall units with brushed aluminum style pull handles and a complementary patterned butcher block working top surface with tiled splash back, single stainless steel sink unit with hot and cold water supply, space and plumbing for appliances, quarry tiled flooring and wall mounted Vokera gas fired Combination central heating boiler.



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FIRST FLOOR LANDING

With staircase allowing access to the second floor with under stairs storage cupboard and doors off to;

DOUBLE BEDROOM 1

Measures approx. 2.98m x 4.19m (). Enjoying a front uPVC double glazed window.

DOUBLE BEDROOM 2

Measures approx. 3.15m x 3.34m (). Enjoying a rear uPVC double glazed window.

BATHROOM

Measures approx. 1.82m x 3.15m (). Enjoying a rear uPVC double glazed window with inset pattern glazing and a three piece suite comprising a low flush WC, pedestal wash hand basin, bath with tiled surround and exposed floorboards.

SECOND FLOOR LANDING

BEDROOM 3

Measures approx. 4.13m x 3.92m (). Enjoying a rear projecting uPVC double glazed window.

GROUNDS

The property has an enclosed front pebbled garden with concrete pathway to the front entrance door and the rear enjoys a generous low maintenance hard standing garden and initial courtyard area.

OUTBUILDINGS

Adjoining the property there is a store and the rear garden has a timber workshop/store.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has a gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors.

** IMPORTANT **

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

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