



paul fox
the family estate agents

Price Guide
£90,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: TBC

31 Ancholme Mews

Bigby Street, Brigg, North Lincolnshire, DN20 8BF
1 Bedroom Luxury First Floor Apartment



- ✓ A LUXURY FIRST FLOOR APARTMENT
- ✓ HIGHLY DESIRABLE & SOUGHT AFTER COMPLEX
- ✓ ATTRACTIVE FITTED KITCHEN & SHOWER ROOM
- ✓ LARGE BEDROOM WITH FITTED FURNITURE
- ✓ PLEASANT COMMUNAL AREAS
- ✓ WALKING DISTANCE TO THE TOWN CENTRE



10 Market Place, Brigg, North Lincolnshire, DN20 8ES
T: 01652 651777 E: brigg@paul-fox.com

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A luxury first floor apartment, set within a highly desirable and beautifully kept complex that is within walking distance to the town centre. The well proportioned accommodation comprises;

INNER HALLWAY

Accessed via a hardwood oak entrance door, large fitted storage cupboard housing the electric emersion, internal French glazed doors leading to;

FINE MAIN LIVING ROOM

Measures Approx. 2.81m x 6.09m maximum (). Enjoying a rear uPVC double glazed window, electric storage heater and internal glazed oak doors leads through to;

ATTRACTIVE FITTED KITCHEN

Measures Approx. 2.35m x 2.23m (). Enjoying a uPVC double glazed window and the kitchen enjoys an extensive range of wooden effect shaker style low level units, drawer units and wall units with brushed aluminum style pull handles, enjoying integral fridge freezer, slimline dishwasher and rolled edge working top surface with tiled splash back, incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, built in 4-ring electric Neff hob with eye level oven and microwave and attractive patterned flooring.



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BEDROOM 1

Measures Approx. 4.26m x 3.15m maximum (). Enjoying a uPVC double glazed window, electric storage heater and fitted bedroom furniture.

SHOWER ROOM

Measures Approx. 2.47m x 1.73m (). Enjoying an attractive suite in white comprising a double shower cubicle with overhead mains shower and inset tiled walls and glazed screen, vanity wash hand basin with adjoining close-coupled low flush WC, patterned gloss top with tiled splash backs and eye level storage cabinet, wooden effect cushioned flooring and towel rail.



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SERVICES

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

CENTRAL HEATING

The property has electric storage heaters.

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 (CPRS): 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. In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



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