



paul fox
the family estate agents

Auction Price Guide

£90,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: TBC

11 Vicarage Road

Willoughton, Gainsborough, Lincolnshire, DN21 5SA

2 Bedroom End Terrace Cottage



- ✓ A CHARMING END TERRACE COTTAGE
- ✓ 2 RECEPTION ROOMS AND KITCHEN
- ✓ 2 BEDROOMS AND BATHROOM
- ✓ IN NEED OF COSMETIC IMPROVEMENTS
- ✓ ENJOYING GENEROUS FRONT FACING GARDENS
- ✓ ** VIEWING HIGHLY RECOMMENDED ** NO UPWARD CHAIN **
- ✓ FOR SALE VIA MODERN METHOD OF AUCTION



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

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NO CHAIN A charming end terrace cottage, in need of cosmetic improvement and has the benefit of generous front facing gardens. The property has two bedrooms and two reception rooms. Viewing is highly recommended!

GROUND FLOOR

LIVING ROOM

Measures Approx. 4.19m x 4.05m (13' 9" x 13' 3")

With a front vertical sliding single glazed sash window, fireplace with quarry tiled hearth, beamed ceiling, internal door through to the Kitchen and Study.

STUDY

Measures Approx. 1.99m max. x 1.92m max. (6' 6" x 6' 4")

With front single glazed window and fitted shelving.

KITCHEN

Measures Approx. 3.8m x 2.93m (12' 6" x 9' 7")

With a front single glazed window and front single glazed and paneled entrance door with inset pattern glazing, the Kitchen has a range of base, drawer and wall units being of a wooden effect with roll edged working top surface incorporating a single stainless steel sink unit with side drainer and block mixer tap, space for cooker, under stairs storage, laminate flooring, staircase to first floor accommodation and open access through to hallway leading to Bathroom.

INNER LOBBY

Has a fitted storage cupboard with plumbing available for washing machine with fitted shelving above, paneling to walls and ceiling and an open access leading to:

CONSERVATORY

Measures Approx. 2.82m x 2.66m (9' 3" x 8' 9")

With dwarf brick walling, uPVC double glazed windows and side French doors, polycarbonate hipped and pitched roof with ceiling light and fan.

GROUND FLOOR BATHROOM

Measures Approx. 2.82m x 1.62m (9' 3" x 5' 4")

With a front uPVC double glazed window with inset pattern glazing, 3-piece suite in white comprising low flush WC, pedestal wash hand basin and panel bath, built-in airing cupboard housing cylinder tank, clad finish to ceiling and loft access.



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FIRST FLOOR LANDING

With fitted shelving and doors off to:

DOUBLE BEDROOM 1

Measures Approx. 4.12m x 4.04m (13' 6" x 13' 3")

With a front vertical sliding single glazed sash window, original tile fireplace, loft access.



DOUBLE BEDROOM 2

Measures Approx. 2.88m x 3.08m (9' 5" x 10' 1")

With a front single glazed window, fitted wardrobe.



GROUND

The property enjoys a spacious lawned front garden with flagged patio area and planted borders with brick edging. The garden has brick built store sheds.



SERVICES

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

CENTRAL HEATING

There is no form of central heating, there being an electric immersion tank providing domestic hot water.

DOUBLE GLAZING

The main house has single glazed units with the Conservatory and Bathroom being of uPVC.



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**** IMPORTANT ****

PURCHASE PROCEDURE

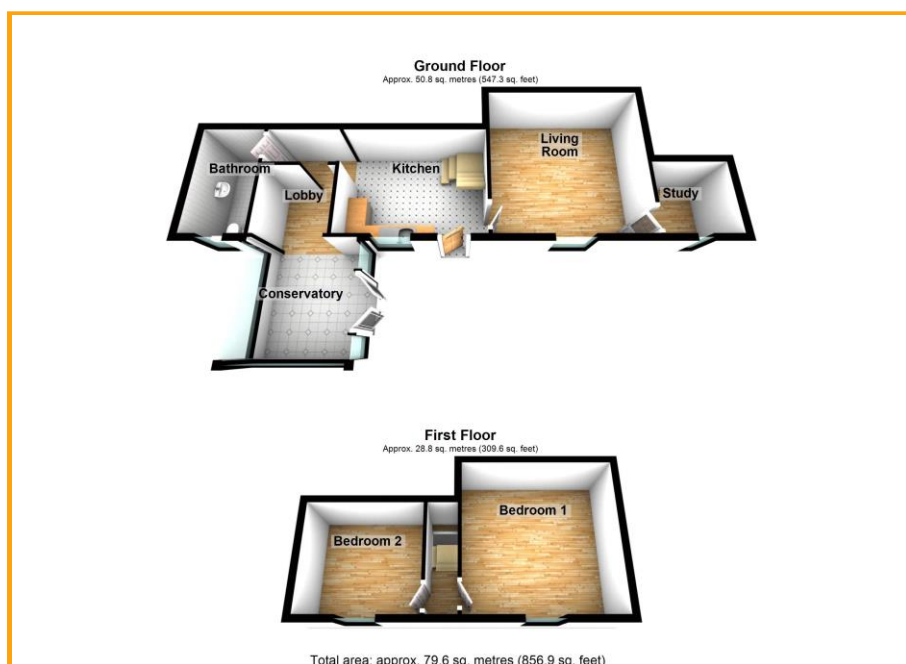
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THINKING OF SELLING?

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.

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