



27 Cemetery Road, Scunthorpe, DN16 1DY

Offers In Excess Of £60,000

A great investment two bed mid terraced house that does require updating throughout but is in a central location and has the benefit of no chain and vacant possession.

To the ground floor there is two reception rooms, a galley kitchen with access to the rear garden and a bathroom. Upstairs there are two double bedrooms and a shower room off bedroom one.

Outside there is a rear courtyard garden and roadside parking.

Lounge 12'3" x 11'11" (3.74m x 3.64m)



Bedroom one 12'11" x 12'3" (3.94m x 3.74m)



Dining room 12'7" x 12'3" (3.84m x 3.74m)



Bedroom two 12'3" x 11'11" (3.74m x 3.64m)



Kitchen 13'3" x 6'10" (4.05m x 2.10m)



Downstairs bathroom



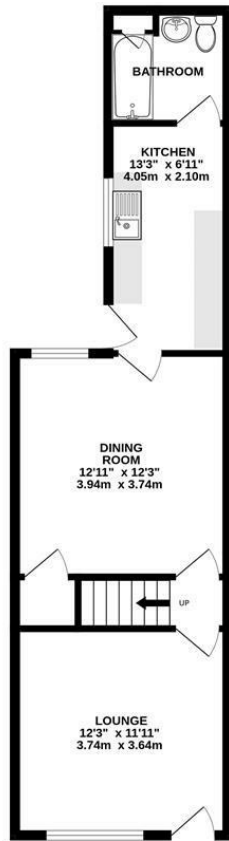
En suite



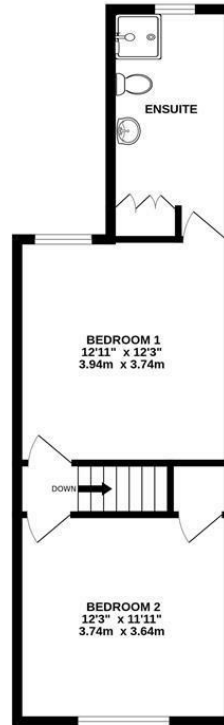
Outside

# Floor Plan

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	77
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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