



Queen Street,
Brigg, Lincolnshire, DN20 8HY
£122,500



Generously proportioned traditional centre townhouse in central town location. The accommodation includes a forward facing Lounge, separate Dining Room and beech effect Kitchen with walk-in Pantry. The first floor comprises of 2 double bedrooms and a Bathroom with 3 piece suite. There is use of the communal garden to the rear.

RECEPTION LOBBY

Panel entrance door, radiator, laminated flooring and opening to

LOUNGE

11'11" x 11'0" (3.65m x 3.36m)



With sash window to the front, laminated flooring, radiator, electric fire and ranch style balustraded stair to first floor.

DINING ROOM

14'3" max x 12'0" max (4.36m max x 3.67m max)



With window to the rear aspect, radiator, deep under-stair cupboard and laminated flooring.

KITCHEN

10'0" x 7'5" (3.06m x 2.27m)



Appointed with a range of high and low beech effect fronted units with contrasting tops including 1 1/2 bowl stainless steel sink, inset electric hob, built in electric oven with cupboards over and under, radiator, rear access door, window to the side and walk-in Pantry with plumbing for and automatic washing machine, wall shelving and gas fired combination boiler.

LANDING

With radiator and access to the roof space.

BEDROOM 1

14'4" max x 12'0" max (4.39m max x 3.66m max)



With sash window to the front aspect, radiator and built in bulkhead hanging cupboard.

BEDROOM 2

11'0" x 8'9" (3.37m x 2.67m)



Window to the rear aspect and radiator.

BATHROOM

10'9" x 6'10" (3.29m x 2.10m)



Appointed with a suite in white to include bath with mixer shower attachment and glazed screen, close couple wc, pedestal wash hand basin, tiled splash areas, radiator and 2 windows.

OUTSIDE

The is a small gated courtyard to the rear together with pedestrian access. There is also use of the communal garden area.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are

accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

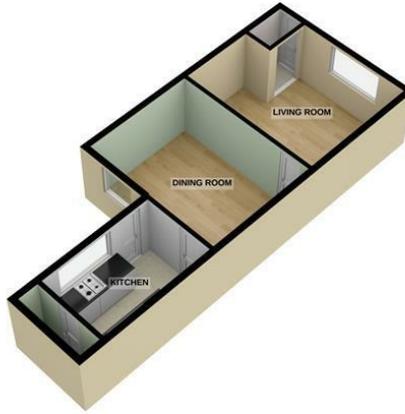
CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Brr Law, Bridge McFarland and Mason Baggott and Garton. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

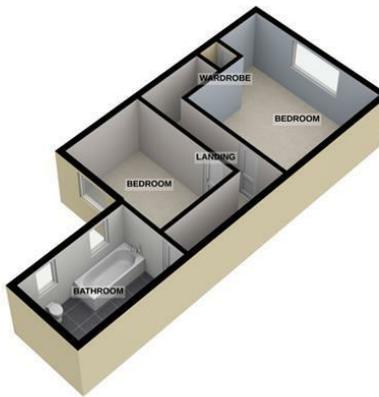
VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 or Newton Fallowell Caistor on 01472 433030 for a free market appraisal.

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

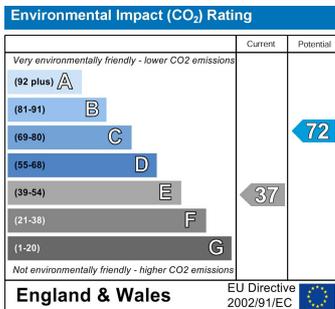
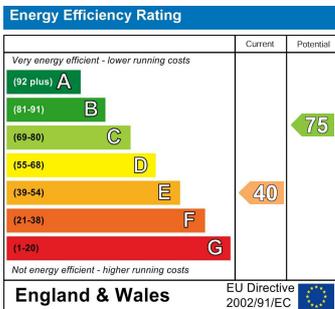


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022.



t: 01652 783030 e: brigg@newtonfallowell.co.uk

www.newtonfallowell.co.uk