



119 Waterside Road

| Barton-Upon-Humber | DN18 5BD

Offers over £99,995

We are pleased to present this two-bedroom terraced property located in Waterside Road, Barton-upon-Humber.

The property consists of – Lounge/Kitchen, Two Bedrooms, WC and a Shower Room.

This property offers modern accommodation arranged over two floors. It is situated close to local amenities, schools and major motorways such as the A15 and A1077.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Lounge/Kitchen

25'1" x 10'0"

The property opens up directly to the lounge area which features a front aspect window. The kitchen is fitted with storage cupboards and built-in utilities, including an oven, gas hob and extractor fan. The entire area is covered with laminated flooring.

Bedroom

11'8" x 10'0"

This double bedroom sits at the back of the property. The room features a rear facing window and carpeted flooring.

Bedroom

10'2" x 10'0"

This double bedroom features a front aspect window and carpeted flooring.

WC

The WC on the first floor is equipped with toilet, and a wash hand basin.

Shower Room

7'3" x 4'10"

The shower room is equipped with wash hand basin, toilet and shower facilities.

Garden

Access to the property is directly off the street at the front. Off street parking is offered. The garden area at the back is enclosed and features grass coverage with a paved area following from the kitchen exit door.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

