GRICE & HUNTER

Chartered Surveyors
Estate Agents & Valuers
Est 1924







# 56 Burnham Road, Epworth, DN9 1BY

• A detached Bungalow in premier Epworth location • 2 Double Bedrooms • Wide frontage plot with open fields to the rear • Garage and large Outbuilding • Gas Central Heating • • PVCu Double Glazing • Renovation or Redevelopment project (subject to planning) • • Site Area about 700m² (0.17 acre) •

RICS® Regulated by RICS

## £250,000 NO CHAIN

Energy rating D

**Accommodation** (room sizes approx. only)

**SIDE ENTRANCE PORCH** with radiator.

**HALLWAY** with radiator, parquet wood block flooring and built in storage.

**LOUNGE** (4.22m x 4.10m) a twin aspect room with PVCu double glazing, 2 radiators and coal effect gas fire.

**DINING KITCHEN** (3.42m x 4.10m) twin aspect with PVCu double glazing, radiator, fitted base cabinets with work tops and single drainer sink unit. Integrated oven and 4 ring gas hob with canopied extractor over. Extensive built in storage cupboards, corner pantry, plumbing for washer and dishwasher.

**BEDROOM 1** (3.66m x 3.66m) with PVCu double glazed window and radiator.

**BEDROOM 2** (3.22m x 3.0m) with PVCu double glazed window, radiator, gas central heating boiler and built in wardrobe.

**SHOWER ROOM** (2.60m x 2.42m) with shower cubicle, wash basin, radiator and towel rail. PVCu double glazed window.

**Separate TOILET** with w.c. and wash basin.

**OUTSIDE**
The bungalow occupies a generous sized plot with front, side and rear gardens.

Long driveway with parking space for several cars.

**Attached SINGLE GARAGE** (4.6m x 2.4m)

**Attached WORKSHOP** (3.5m x 1.9m) with gas and electric meters.

**Detached OUTBUILDING** (5.4m x 4.48m = 24m²gross internal). Comprising three rooms and a store.

**SERVICES (not tested)**

- Mains water, electricity, drainage and gas
- Gas fired central heating to radiators.

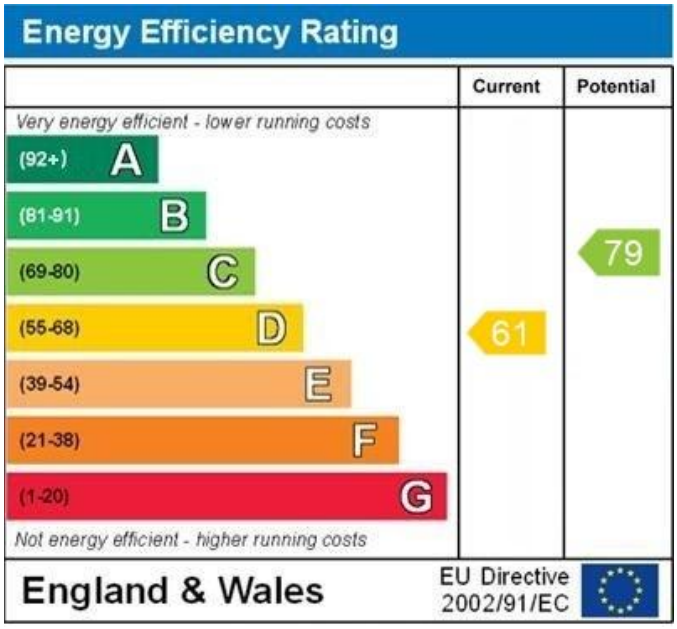
**LOCAL AUTHORITY**
North Lincolnshire Council

**COUNCIL TAX:**
Band ‘D’ (on-line enquiry)

**TENURE** Freehold.

**VIEWING**
Strictly by prior appointment through Grice & Hunter 01427 873684.

**RELATED PARTY DISCLOSURE**
An employee of Grice and Hunter is related to the Administrator of the estate.











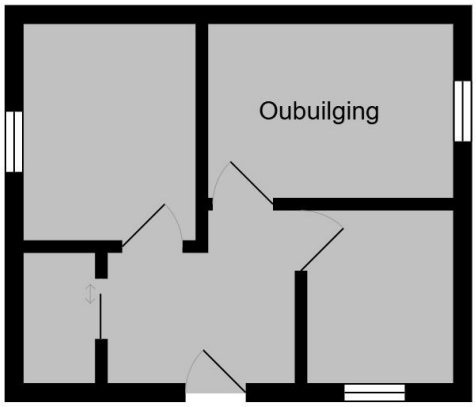











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