



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Buckingham Grove

SCARTHO TOP
DN33 3RR

Offers in the Region Of
£135,000

Offered for sale with no forward chain, Crofts estate agents are pleased to offer to the market this well presented three bedroom semi-detached house which creates an ideal first time or possible investment purchase. With the lovely addition of a spacious conservatory to the rear viewing is essential. Providing easy access into the town centre and its main shopping area and a short distance from the areas local hospital and colleges, the property benefits from gas central heating & uPVC double glazing. The accommodation briefly comprises entrance porch, lounge, dining kitchen, superb conservatory, bathroom and three bedrooms. Gardens to both the front and rear elevations, with the added advantage of driveway to the side providing off road parking for at least two cars.

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Entrance Hallway

Offering uPVC double glazed entrance door to the front elevation and a further uPVC double glazed window to the side. Gas central heating radiator. Coving to the ceiling.

Cloakroom

Fitted with a close coupled w.c and vanity wash hand basin. Splashback tiling. Gas central heating radiator. uPVC double glazed window to the front elevation.

Lounge

15' 8" x 14' 4" (4.768m x 4.380m)

Pleasantly presented and having uPVC double glazed window to the front elevation. Coving to the ceiling. Gas central heating radiator. Electric fire with surround. Staircase leading to the first floor accommodation.

Kitchen/Diner

8' 4" x 14' 6" (2.54m x 4.43m)

With uPVC double glazed window to the rear elevation the kitchen offers a range of fitted wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Integrated oven and four ring gas hob with extractor over. Plumbing for an automatic washing machine. uPVC double glazed window and French doors to the rear elevation. Gas central heating radiator. Understairs storage cupboard.

Conservatory

11' 4" x 11' 4" (3.46m x 3.46m)

A lovely sized conservatory offering ample space and having gas central heating radiator. uPVC double glazing and French doors to the rear elevation leading out to the garden.

First Floor Landing

Coving and loft access to the ceiling. uPVC double glazed window to the side elevation.

Bathroom

5' 9" x 6' 2" (1.745m x 1.880m)

With uPVC double glazed window to the rear elevation, the bathroom is fitted with a panelled bath with folding screen and shower over, pedestal wash hand basin and close coupled w.c. Splashback tiling. gas central heating radiator.

Bedroom One

13' 5" x 8' 4" (4.082m x 2.543m)

Offering uPVC double glazed window to the front elevation. Coving to the ceiling. Gas central heating radiator.

Bedroom Two

10' 7" x 8' 6" (3.235m x 2.582m)

uPVC double glazed window to the rear elevation. Gas central heating radiator. Coving to the ceiling.

Bedroom Three

10' 4" x 5' 9" (3.148m x 1.765m)

The final of the three bedrooms has a uPVC double glazed window to the front elevation. Gas central heating radiator. Storage cupboard housing a Baxi gas boiler. Fitted shelving and hanging rail.

Outside

With long driveway creating ample off road parking leading down to side gate access. The remainder of the front garden is gravelled creating an easy maintainable area. The rear garden offers a good size patio area ideal for outdoor entertaining along with a lawned garden. Fenced perimeters. The rear garden enjoys a relatively sunny facing aspect.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

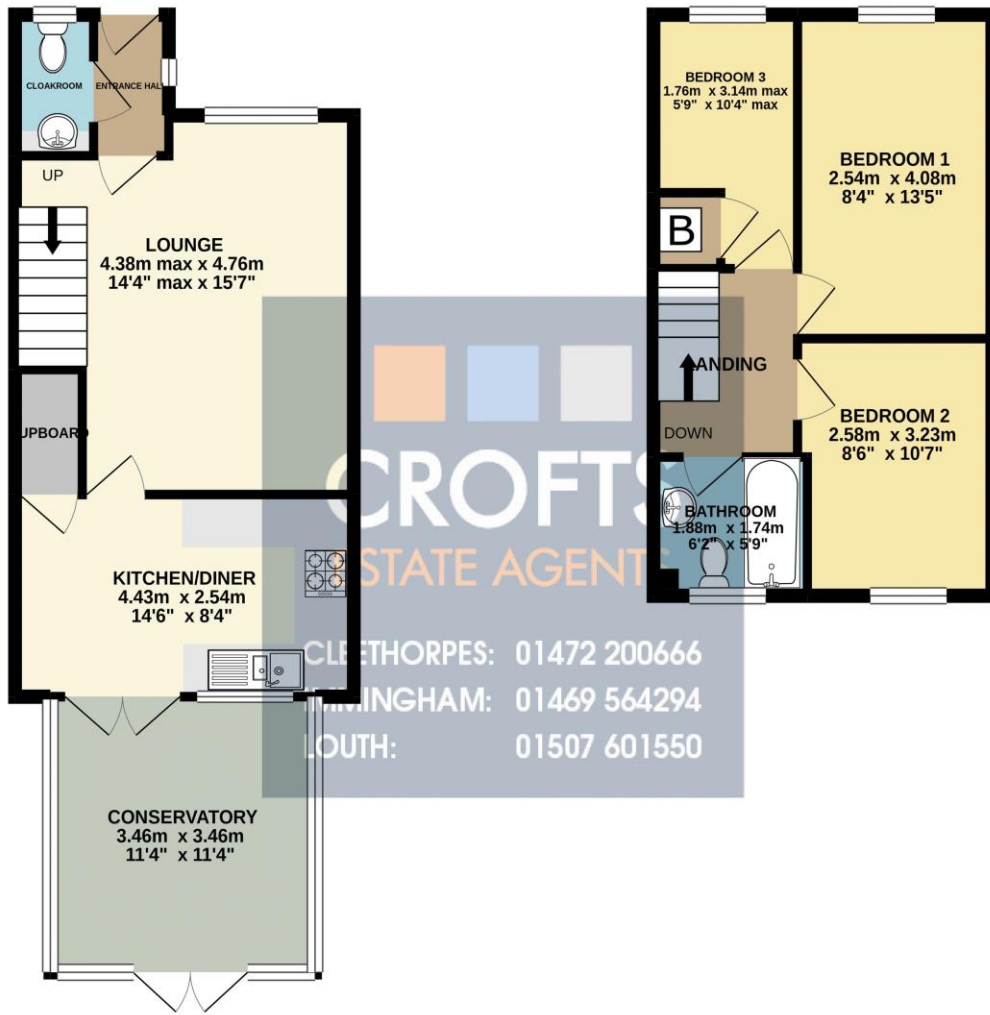
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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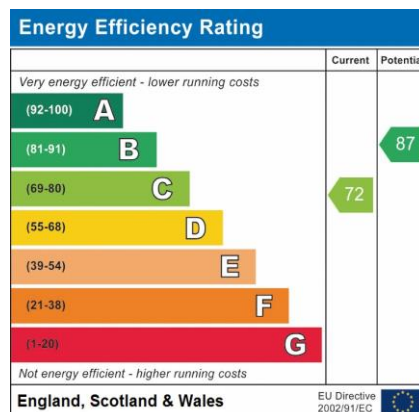
GROUND FLOOR
46.8 sq.m. (504 sq.ft.) approx.

1ST FLOOR
32.2 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA: 79.1 sq.m. (851 sq.ft.) 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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