

2 Silver Street, Owston Ferry, Doncaster, South Yorkshire DN9 1RN

*GUIDE PRICE: **£42,000 - £48,000** (plus fees)



Situation:

The property is situated on Silver Street, Owston Ferry a popular and pleasant Trentside village offering a variety of amenities as well as excellent access to Scunthorpe, Doncaster and Gainsborough as well as the M180 motorway network.

Description:

A traditionally constructed two bedroom ground floor flat, offered for sale in reasonable order throughout, benefitting from upvc double glazing throughout. The property provides the ideal opportunity for investors looking to purchase for the buy to let market or first time buyers and other owner occupiers alike. An internal viewing is a must to appreciate the accommodation on offer.

Entrance Porch:

Upvc double glazed front entrance door, with upvc double glazed windows to the front elevation, timber door to useful storage cupboard area. Further timber door leading into:

Living Room: 3.58m max x 4.34m (11'9 max x 14'3)

With double glazed window to the front elevation, timber door into:

Kitchen: 2.36m x 2.24m (7'9 x 7'4)

Upvc double glazed window to the rear elevation, range of fitted wall and floor units, space for electric cooker, space for fridge/freezer and washing machine, complimentary rolled edged work surfaces with one a half bowl stainless steel sink and drainer unit, fully tiled walls.

From the Living Room timber door to:

Inner Hall:

With further timber door to:

Tenure: Freehold

Local Authority: North Lincolnshire Council

Solicitors: Sils & Betteridge, Britannia House, Gainsborough, DN21 2NA. Tel: 01427 616816. Ref: Claire North.

Energy Performance Certificate (EPC): Current Rating F

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

Bathroom:

With upvc opaque glass window to the rear elevation, panelled bath, wash hand basin set in vanity unit, low level flush w.c., further timber door to:

Bedroom One: 3.20m x 3.33m (10'6 x 10'11)

Upvc double glazed window to the rear elevation, fitted storage cupboard.

From the inner hallway timber and opaque glass door to:

Bedroom Two: 2.34m x 1.47m (7'8 x 4'10)

With walk in wardrobe.

Additional Fees

Administration Charge: £600 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.