



21 Brocklesby Residential Park, Bridge Street, BRIGG,  
DN20 8NL  
Reduced £19,000



- Close to Town Centre
- One Double Bedroom
- In Need of Refurbishment
- Gas Central Heating
- Sought After Site
- Gardens with Driveway and Outbuilding
- uPVC Double Glazing

Bell Watson are pleased to market this Residential Park Home situated on a sought after site within walking distance of the town centre. This residential park home is in need of refurbishment and comprises of a breakfasting kitchen, lounge, bedroom and bathroom. There are surrounding gardens, driveway and garden store. uPVC double glazed and gas central heating throughout.



## **LOCATION**

Located in close proximity to the market town of Brigg which offers abundant amenities to include, supermarkets, local shops, restaurants and public houses. Located within close easy access of M180 motorway. Barnetby Railway station 4 miles and Humberside International Airport 8 miles distant.

## **KITCHEN 2.94m (9' 8") x 2.60m (8' 6")**

Having high and low level units, a stainless steel sink, space for a gas cooker, and fridge freezer. Under counter space and plumbing for a washing machine and large cupboard housing the Ideal combination boiler. uPVC double glazed windows to both sides, a pendant light to the ceiling and cushion flooring.

## **LOUNGE 4.29m (14' 1") x 2.95m (9' 8")**

Providing a fitted display unit and storage incorporating an electric fire. Front and side uPVC double glazed windows and external door. Light fitting to the ceiling, a central heating radiator and carpeted flooring.

## **BEDROOM ONE 3.08m (10' 1") x 2.95m (9' 8")**

Benefiting from built in wardrobes, uPVC double glazed windows to both sides, a central heating radiator and carpeted flooring.

## **BATHROOM 1.98m (6' 6") x 1.67m (5' 6")**

A three piece suite comprising bath with electric shower over, a pedestal washbasin and low flush WC. There is an obscure double glazed uPVC window, a light fitting to the ceiling, a central heating radiator and cushion flooring.

## **OUTSIDE**

There are lawned gardens surrounding, with a path running alongside the property and a concrete driveway. The rear garden benefits having a concrete sectional shed.

## **SERVICES (not tested)**

Mains water, electricity and drainage are all understood to be connected to the property. The gas is provided by way of Calor gas bottles which are delivered to the site. The ground rent is £294 PCM and includes the water rates.

The Ideal combination boiler can be located in the kitchen.

Over 55's site where dogs are not permitted.

## **COUNCIL TAX**

The Council Tax Banding is Band A as confirmed by North Lincolnshire Council.

#### PROPERTY MISDESCRIPTION

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