



6 Revesby Court, SCUNTHORPE, DN16 2EF

Price £70,000



- No Chain
- Modern Kitchen
- Allocated Parking
- uPVC Double Glazing
- Vacant Possession
- Two Double Bedrooms
- Communal Gardens
- Gas Central Heating

Bell Watson brings to the market this TWO BEDROOMED FIRST FLOOR FLAT with NO ONWARD CHAIN being an ideal first time buy or investment opportunity in a quiet, well regarded residential area of Old Brumby, Scunthorpe. The accommodation provides an entrance hallway, Lounge, kitchen, two bedrooms and bathroom. The property is well maintained and benefits having communal gardens and allocated parking. Viewing comes highly recommended.



ACCOMMODATION

A communal hall with staircase leading to the first floor.

HALLWAY

Enter the property via the uPVC front door into a hallway with built in cupboard. There are two pendant lights and roof space access to the ceiling and wood effect cushion flooring.

LOUNGE 3.30m (10' 10") x 3.97m (13' 0")

Enjoying a large four sectional uPVC double glazed bow window to the front elevation, a light fitting and coving to the ceiling, a central heating radiator and wood effect laminate flooring.

KITCHEN 3.29m (10' 10") x 2.07m (6' 9")

A modern white high gloss kitchen provides a range of wall and base units with complimentary worktops having tiled splash backs. A stainless steel sink sits under a uPVC double glazed window to the front elevation. There is an under counter recess and plumbing for a washing machine, space for a free standing fridge freezer and an integrated electric oven and gas hob with extractor over. Light fitting and coving to the ceiling, a central heating radiator and wood effect laminate flooring. The gas combination boiler is located in here.

BEDROOM ONE 3.53m (11' 7") x 3.01m (9' 11")

A double bedroom to the front of the property having a light fitting and coving to the ceiling, a uPVC double glazed window, a central heating radiator and wood effect laminate flooring.

BEDROOM TWO 3.27m (10' 9") x 2.63m (8' 8")

Also double in size this room has a uPVC double glazed window to the side aspect, a light fitting and coving to the ceiling, a central heating radiator and wood effect laminate flooring.

BATHROOM 2.56m (8' 5") x 1.31m (4' 4")

A white three piece suit incorporates a bath tub with electric shower over, a close coupled WC and pedestal wash basin. The wall are partially boarded with Mermaid boarding, there is a uPVC obscure double glazed window to the front elevation, coving and light fitting to the ceiling, a central heating radiator and wood effect cushion flooring.

OUTSIDE

This property benefits having communal gardens and parking.

FIXTURES AND FITTINGS

All fixed light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property. The Ground rent is nil and 169 years remaining on the lease

The current service charge is £45 per calendar month.

COUNCIL TAX

The Council Tax for this property is Band A as confirmed by North Lincolnshire Council.

PROPERTY MISDESCRIPTION

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