



7 Anne Close  
Scunthorpe, DN17 3DP  
£79,950

*Bella*  
properties

**\*\*NO CHAIN\*\*** Bella Properties welcomes to the market this deceptively spacious two bedroom terrace property located in the quiet village of Keadby, Scunthorpe. Absolutely ideal for a first time buyer looking to get on the property ladder or investor wanting to add to their portfolio, this home briefly comprises the entrance hallway, living room, kitchen with separate utility room, dining room and shower room to the ground floor, with the landing, two double bedrooms, W/C and further bathroom to the first floor. To the front is a low maintenance garden with street parking and to the rear is a lawned garden.

Sure to have widespread appeal, this home is priced to sell and requires renovation. Viewings are now available, contact us today!



**Hallway** 6'10" x 6'0" (2.1 x 1.83)

Entrance to the property is via the front door and into the hallway. Carpeted with internal doors leading to the living room, utility, kitchen and understairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

**Living Room** 14'9" x 10'7" (4.52 x 3.25)

Wooden flooring with coving to the ceiling, central heating radiator and window faces to the front of the property.

**Kitchen** 7'5" x 12'0" (2.27 x 3.68)

Vinyl effect tiled flooring with coving to the ceiling and window and door face to the rear of the property. A mixture of base height and wall mounted wooden units with countertops and space and plumbing for white goods.

**Utility** 5'8" x 12'2" (1.75 x 3.72)

Storage space with external door to the front of the property.

**Dining Room** 9'9" x 9'9" (2.99 x 2.98)

Carpeted with central heating radiator and window faces to the side of the property. Currently utilised as a dining room but could also be used a third bedroom.

**Shower Room** 6'5" x 10'7" (1.97 x 3.25)

Wooden flooring with window facing to the rear of the property. A three piece suite consisting of shower cubicle, sink and toilet.

**Landing** 6'6" x 2'7" (2.0 x 0.8)

Internal doors lead to the two bedrooms, bathroom, W/C and storage cupboard which houses the gas boiler.

**Bedroom One** 15'3" x 12'4" (4.67 x 3.77)

Central heating radiator, built in storage and windows face to the front and rear of the property.

**Bedroom Two** 11'8" x 10'4" (3.58 x 3.15)

Wooden flooring with coving to the ceiling, central heating radiator and window faces to the front of the property.

**W/C** 4'9" x 2'10" (1.46 x 0.88)

W/C with window facing to the rear of the property.

**Bathroom** 5'4" x 6'3" (1.63 x 1.93)

A two piece suite consisting of bathtub and sink. Window faces to the rear of the property.

**External**

To the front of the property is a low maintenance garden with street parking. The rear garden is mainly laid to lawn with storage shed and gas bottles.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





## Ground Floor



## First Floor



Total area: approx. 87.9 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

| Energy Efficiency Rating                                        |  | Current                                                                                                     | Potential |
|-----------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                                                                                                             |           |
| (92 plus) <b>A</b>                                              |  |                                                                                                             | <b>90</b> |
| (81-91) <b>B</b>                                                |  |                                                                                                             |           |
| (69-80) <b>C</b>                                                |  |                                                                                                             |           |
| (55-68) <b>D</b>                                                |  |                                                                                                             |           |
| (39-54) <b>E</b>                                                |  |                                                                                                             |           |
| (21-38) <b>F</b>                                                |  |                                                                                                             |           |
| (1-20) <b>G</b>                                                 |  |                                                                                                             |           |
| Not energy efficient - higher running costs                     |  |                                                                                                             |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC  |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                                                                                                             |           |
| Current                                                         |  |                                                                                                             |           |
| Potential                                                       |  |                                                                                                             |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                                                                                                             |           |
| (92 plus) <b>A</b>                                              |  |                                                                                                             |           |
| (81-91) <b>B</b>                                                |  |                                                                                                             |           |
| (69-80) <b>C</b>                                                |  |                                                                                                             |           |
| (55-68) <b>D</b>                                                |  |                                                                                                             |           |
| (39-54) <b>E</b>                                                |  |                                                                                                             |           |
| (21-38) <b>F</b>                                                |  |                                                                                                             |           |
| (1-20) <b>G</b>                                                 |  |                                                                                                             |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                                                                                                             |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC  |           |