



**2 Fermont Court
Scunthorpe, DN17 2ED
£155,000**

Bella
properties

Sold with no forward chain for ease of purchase, this two bedroom semi detached home situated in the popular area of Yaddlethorpe, on Fermont Court, Scunthorpe is sure to appeal to first-time buyers looking to get on the property ladder. Beautifully presented throughout with neutral décor, this home is ready to move straight into and boasts a modern kitchen/diner, two double bedrooms, a W/C, three piece bathroom suite and off road parking.

In a sought after area close to local schools, restaurants, shops and transport links, viewings come highly recommended to appreciate this lovely home and are now available!



Entrance

Entrance to the property is via the side door and into the hall. Internal doors lead to the living room, kitchen/diner and W/C.

W/C

A two piece suite consisting of toilet and sink.

Living Room

Carpeted with central heating radiator and uPVC window facing to the front of the property. Carpeted stairs lead to the first floor accommodation; includes under stairs storage cupboard.

Kitchen/Diner

Vinyl effect flooring with central heating radiator and uPVC French doors lead to the rear garden. Base height and wall mounted units with complimentary counter tops, splashbacks, integrated oven, electric hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

Landing

Carpeted with internal doors leading to the two bedrooms, bathroom and storage cupboard.

Bedroom One

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bedroom Two

Carpeted with central heating radiator and uPVC window facing to the front of the property. Includes built in storage.

Bathroom

Vinyl effect flooring with heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of bathtub, toilet and sink.

External

To the front of the property is a lawned garden with a driveway for off street parking. The rear garden is also laid to lawn and well presented.

Disclaimer

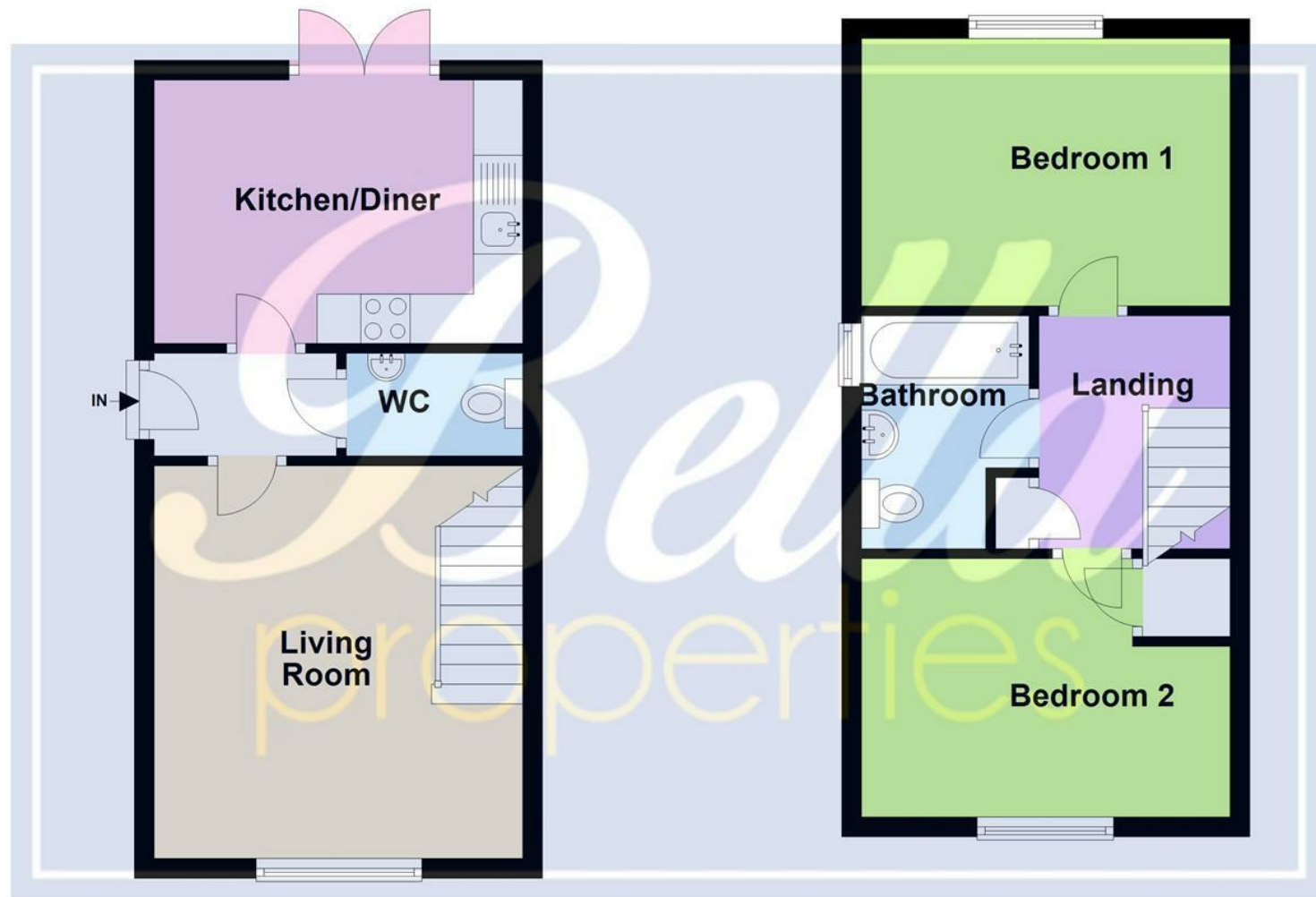
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Ground Floor



First Floor



Total area: approx. 59.1 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) A		95
(81-91) B		
(69-80) C		83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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