



9 Acacia Court
Scunthorpe, DN16 2UH
£60,000

Bella
properties

**** NO CHAIN ****

IDEAL INVESTMENT OPPORTUNITY WITH TENANTS IN PLACE! Bella Properties brings to the market for sale this one bedroom flat located on Acacia Court in the popular area of Ashby, Scunthorpe, comprising of an entrance hall, kitchen, living room, bedroom and bathroom. This would make an ideal investment property, sold with tenant in situ.

Situated within a quiet cul de sac while still being a short walk to Ashby High Street's many amenities including shops, restaurants and close to local schools, viewings are available immediately and come highly recommended!



Hallway 12'5" x 6'3" (3.8 x 1.93)

Entrance to the property is via the side door and into the hallway. Carpeted with central heating radiator and internal doors leading to the living room, bedroom, kitchen, bathroom and storage cupboard.

Living Room 10'8" x 14'11" (3.26 x 4.55)

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

Kitchen 5'9" x 10'8" (1.77 x 3.27)

Tiled flooring with central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted units with complimentary counters and tiled splashbacks, integrated oven with gas hob and overhead extractor fan, integrated stainless steel sink and drainer, with space and plumbing for white goods.

Bedroom 11'7" x 9'2" (3.55 x 2.81)

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

Bathroom 5'9" x 5'9" (1.77 x 1.76)

Vinyl effect flooring with part tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, toilet and sink.

External

To the front and rear of the property are low maintenance gravelled gardens.

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.





Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.