



## Newport, Barton-upon-Humber, DN18

**£90,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 2

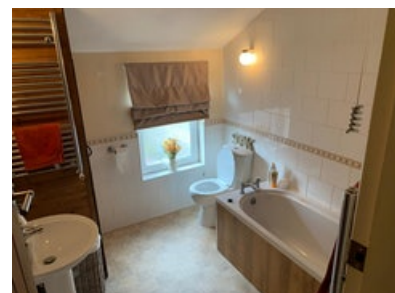
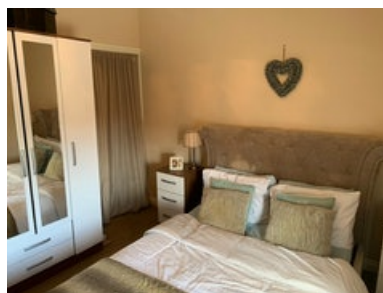
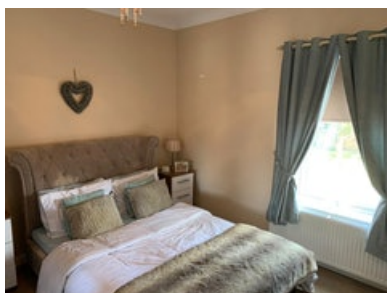
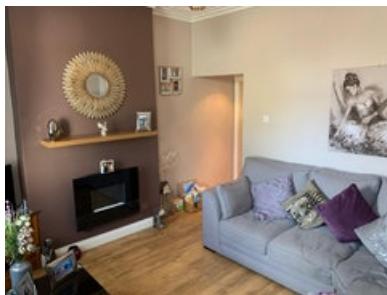
**\*\*GUIDE PRICE £90,000-£95,000\*\* TAKE A LOOK! WOW a truly fine example of an IMMACULATE PRESENTED, TWO DOUBLE BEDROOM MID-TERRACE PROPERTY, PERFECT for FIRST TIME BUYERS or YOUNG FAMILIES and is READY TO MOVE STRAIGHT IN! With GAS CENTRAL HEATING, uPVC DOUBLE GLAZING and EXTENDED KITCHEN.**

## Key features:

- Well Presented Mid-Terrace
- Two Double Bedrooms
- Modern Fitted Kitchen
- Ideal First Time Buy
- Delightful Garden
- Modern Family Bathroom
- Great Location
- Early Viewing Highly Recommended

## Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band A (£1036.45 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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Located in this popular residential area of Barton-Upon-Humber with convenient access to a host of local shops, amenities, Ofsted GOOD Rated Schools, 0.2 miles from the Train Station and 0.3 miles from the Barton Haven walks, Park and Open Green Spaces, is this STUNNING TWO DOUBLE BEDROOM MID-TERRACE PROPERTY. A true credit to the current vendors, the property is IMMACULATE INSIDE and OUT, and is READY TO MOVE STRAIGHT IN. Only from internal inspection can the standard of accommodation be fully appreciated. With GAS CENTRAL HEATING via an annually serviced combination boiler, INSULATED LOFT, uPVC DOUBLE GLAZING and in brief comprises the following; entrance into good size family lounge with electric feature fireplace and understairs storage cupboard, equally sized dining room with access to the lobby and stairs to the first floor accommodation, and kitchen. The kitchen has been extended into the former ground floor bathroom, and has transformed the space with French Style double doors to the garden, breakfast bar seating area and modern range of fitted units with integrated appliances. To the first floor are two double bedrooms and separate family bathroom with modern white three piece suite. Externally the property fronts the street with on street parking, to the rear of the property is a delightful, well maintained terrace garden with seating area. Perfect for entertaining friends and family or relaxing with your favourite tippie.

For full measurements and layout, please refer to the floorplan.

## Floor plan:



Total area: approx. 92.9 sq. metres (999.7 sq. feet)

## Energy Performance Certificate:

### Energy Performance Certificate

**39, Newport, BARTON-UPON-HUMBER, DN18 5QG**

**Dwelling type:** Mid-terrace house      **Reference number:** 0658-0069-6202-6237-3974  
**Date of assessment:** 05 February 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 06 February 2013      **Total floor area:** 71 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,295</b>
<b>Over 3 years you could save</b>	<b>£ 855</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 249 over 3 years	£ 123 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 2px solid #4caf50; width: 60px; margin: 0 auto;">                     You could save £ 855 over 3 years                 </div>
<b>Heating</b>	£ 1,752 over 3 years	£ 1,086 over 3 years	
<b>Hot Water</b>	£ 294 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 2,295</b>	<b>£ 1,440</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

	Current	Potential
	62	87

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 579
2 Floor Insulation	£800 - £1,200	£ 105
3 Low energy lighting for all fixed outlets	£45	£ 105

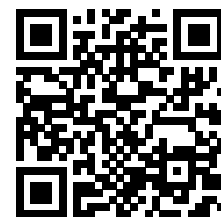
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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### MISREPRESENTATION ACT, 1967.

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