

## 4 ALBERT STREET BRIGG

Generous, 2 Bedroom traditional town house, boasting off road parking, potential for enhancement and ideal for central amenities

**£115,000**

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**BROWN & CO**

Property and Business Consultants



4 ALBERT STREET, BRIGG,  
LINCOLNSHIRE, DN20 8HS

LOCATION

Ideally located within walking distance of central town facilities. Excellent road network with easy access to M180 and A15 for commuting and wider travel.

DIRECTIONS

Leave Market Place via Bigby Street, cross over Queen Street on to Albert Street to find No. 4 on the left.

ACCOMMODATION

ENTRANCE HALL under stairs storage cupboard, radiator.

SITTING ROOM 12'5" x 11'10" (3.79m x 3.61m) measured to rear of chimney breast, front aspect window, radiator.

DINING ROOM 12'5" x 12'0" (3.79m x 3.66m) measured to rear of chimney breast with painted brick fireplace, rear aspect window, doorway and stairs to first floor, radiator.

KITCHEN 17'3" x 7'0" to 5'2" (5.26m x 2.12m to 1.58m) with medium oak style units to wall and floor level, working surfaces, stainless steel sink unit, tiled splashback, plumbing for washing machine, door to rear, radiator.

FIRST FLOOR

LANDING

FRONT BEDROOM ONE 16'0" x 12'0" (4.87m x 3.66m) measured to rear of chimney breast, front aspect windows, radiator.

REAR BEDROOM TWO 12'6" x 12'2" (3.82m x 3.70m) measured to rear of chimney breast, rear aspect window, over stairs cupboard with Baxi gas fired central heating boiler, radiator, off to

BATHROOM panelled bath with shower over, pedestal hand basin, low suite wc, tiled walls, linen cupboard, radiator.

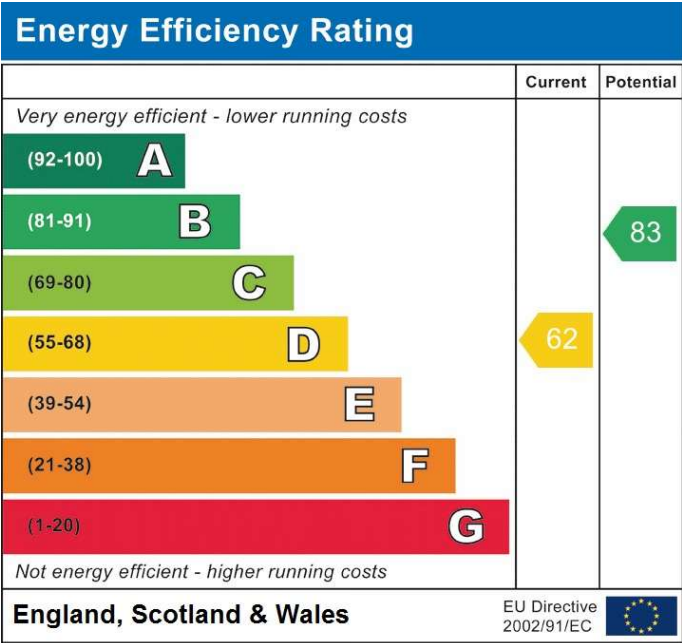
OUTSIDE

Direct frontage to Albert Street.

Rear paved yard with attached outbuildings, garden beyond and off road parking from Princes Street.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.  
Council Tax: We are advised by North Lincolnshire Council that this property is in Band A  
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.  
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.  
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.  
Viewing: Please contact the Retford office on 01777 709112.  
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.  
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.  
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.  
Your home may be repossessed if you do not keep up repayments on your mortgage.  
Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.  
These particulars were prepared in May 2021.



Address:  
4 Albert Street, Brigg DN20 8HS

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