



Briar Close, Newport, HU15 2QY
£210,700


**Philip
Bannister**
Estate & Letting Agents

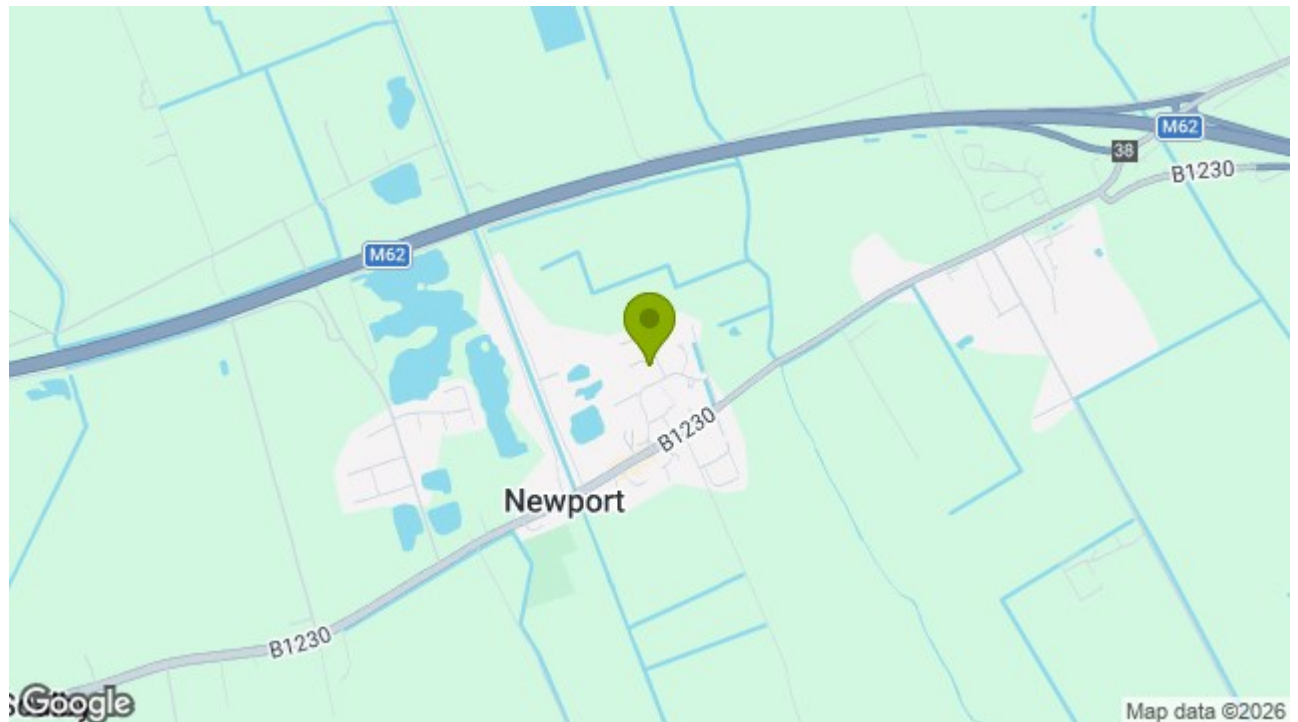
Briar Close, Newport, HU15 2QY

Offered with no onward chain, this detached three-bedroom home is positioned within a cul-de-sac close to the heart of Newport village. The property features an entrance hall with cloakroom/WC, a bright front-facing lounge, and a spacious full-width dining kitchen with French doors opening onto the rear garden. Upstairs are three generously sized bedrooms, including a principal bedroom with slide-fronted fitted wardrobes, and a modern shower room. Externally, the home benefits from front and rear gardens, a gravel driveway to the side, and a garage.

Key Features

- NO CHAIN
- Detached 3 Bedroom Home
- Bedroom 1 With Fitted Wardrobes
- Full Width Dining Kitchen
- Spacious Front Facing Lounge
- Ground Floor WC
- Front & Rear Gardens
- Driveway & Garage
- EPC = D
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door, the hallway features a staircase leading to the first floor accommodation and access to:

CLOAKROOM/WC

Fitted with a two piece suite comprising WC with concealed cistern and an inset vanity wash basin with cupboard beneath.

LOUNGE

A spacious front facing reception room with a window to the front elevation.

DINING KITCHEN

The full width dining kitchen features a range of fitted wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear elevation, there is an integrated oven, ceramic hob and extractor hood. There is a tiled floor throughout, space for a dining table and chairs, understair storage cupboard and French doors opening to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the side elevation.

BEDROOM 1

A double bedroom with fitted slide fronted wardrobes and a window to the front elevation.

BEDROOM 2

A second double bedroom with a window to the rear elevation.

BEDROOM 3

A good sized third bedroom with a window to the rear.

SHOWER ROOM

The modern shower room is fitted with a three piece suite comprising WC with concealed cistern, inset vanity wash basin with storage unit and a walk-in shower enclosure with a thermostatic shower. There is a window to the side elevation and wet wall panelling.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and a gravel driveway which continues to the side of the property.

REAR

The rear garden is a good size and mainly laid to lawn with timber fencing and hedging to the perimeter.

GARAGE

To the bottom of the garage there is a pre-fabricated garage with up and over door.

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire). We

would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

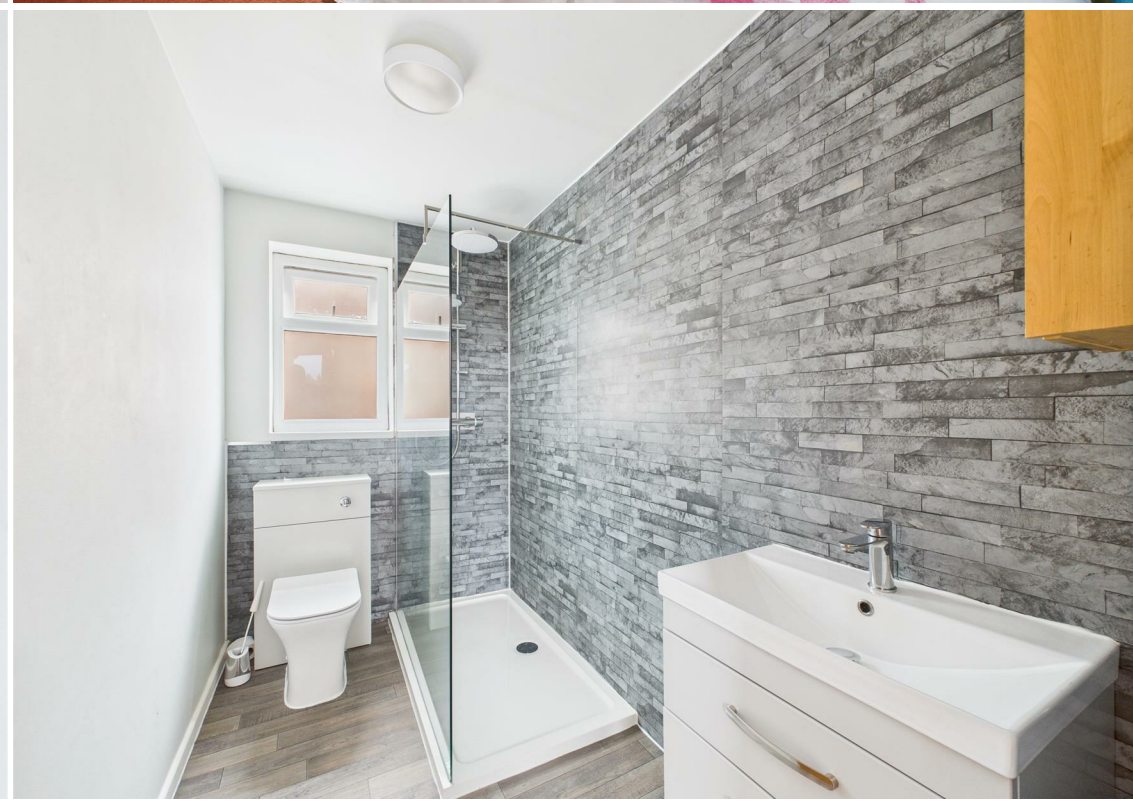
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line



with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

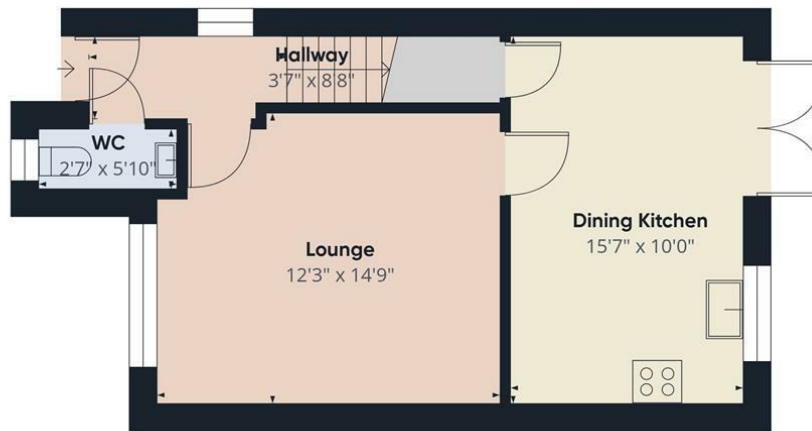
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Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken

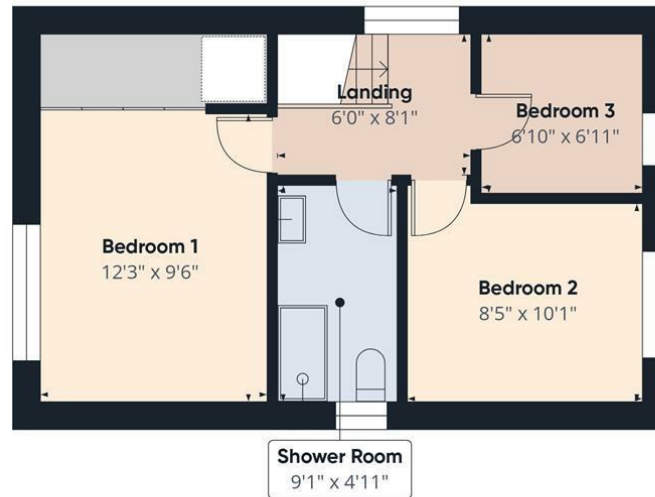
any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



First Floor



Approximate total area^m
767 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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