



**Ermine Street  
Broughton  
Brigg  
Lincolnshire  
DN20 0AL**

**Offers in Excess of £169,000**

**bettermove**

# Ermine Street Brigg

Bettermove are proud to present this 3 bedroom semi-detached house in Broughton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the drive and garage.

The council tax band is B.

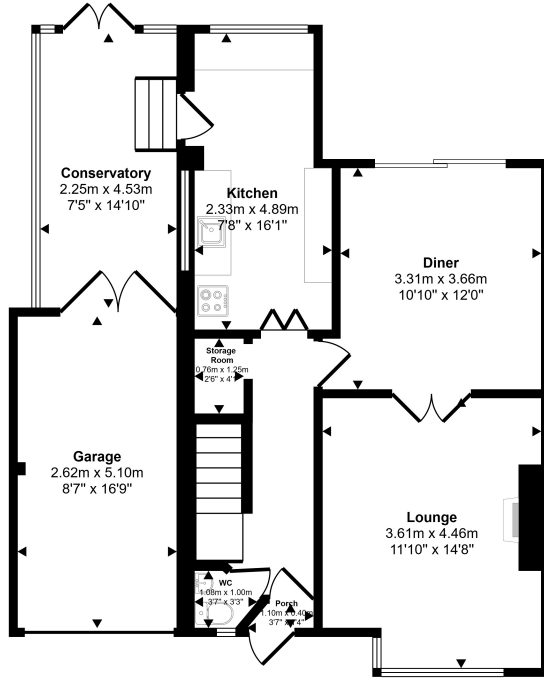
The interior of this property comprises a spacious living room, dining room, w/c, conservatory and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Broughton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A18, M180 and local bus routes.

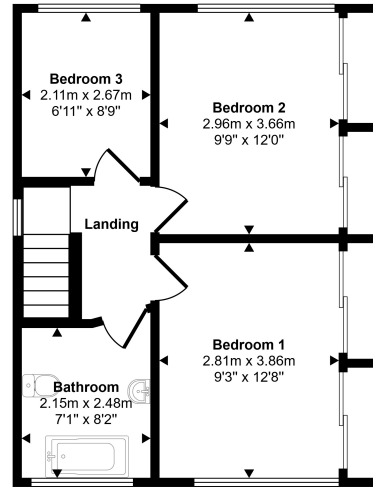
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Approx Gross Internal Area  
121 sq m / 1300 sq ft



Ground Floor  
Approx 77 sq m / 826 sq ft



First Floor  
Approx 44 sq m / 475 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	83	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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