29 Chantry Way East, Swanland, HU14 3QF

Offers Over £220,000

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Swanland, HU14 3QF

Offers Over £220,000

- PLEASANT POSITION AND SETTING
- FULL UPGRADE POTENTIAL
- TWO DOUBLE BEDROOMS
- CENTRAL SWANLAND LOCATION
- EXTENSION POTENTIAL
- OFF-SET FROM ROAD
- NO ONWARD CHAIN
- BRIGHT AND SPACIOUS LAYOUT
- DRIVEWAY AND GARAGE

WELL POSITIONED BUNGALOW OFFERING FULL UPGRADE POTENTIAL. IDEALLY SUITED FOR APPLICANTS LOOKING FOR A CENTRAL SWANLAND SETTING WITH PRIVATE GARDENS.

Ample external parking is offered with this Two Bedroom Semi Detached bungalow, positioned in a tranquil residential area, a short distance walk away from the local amenities and services of the village.

Accommodation briefly comprises; Entrance Hall, Kitchen with access through to rear porch and storage, Lounge/Dining Area with dual aspect, an inner hallway leads through to two generously sized Double Bedrooms and Shower Room..

Parking provision for a number of vehicles is provided to the driveway with garage/store also offering further scope for extending into.

Externally, private facing rear gardens feature and all within a central village position and advised for internal viewing, with no onward chain.

ENTRANCE HALLWAY
Accessed via uPVC double glazed entrance door with laminate to floor coverings, storage cupboard with locker storage over. Provides access through to inner hallway and main reception space.

LOUNGE / DINING ROOM 21'7" x 11'11" (6.60 x 3.65)
With uPVC double glazed window to the immediate front outlook offering an abundance of natural daylight, being of an excellent size with space for furniture suite and dining table, a central focal point is provided via a wood burning stove, French doors to the rear.

KITCHEN 11'3" x 7'6" (3.44 x 2.31)
Neutrally appointed with traditionally styled wall and base units, with space for freestanding cooker, extractor canopy, inset sink and drainer, further cabinetry and storage to alternate wall length housing combination boiler, uPVC double glazed window to garden outlook. Access through to rear hallway / pantry / utility area via uPVC double glazed access door, with fitted shelving.

INNER HALLWAY
Leading to two double bedrooms and shower room, loft access point.

BEDROOM ONE 14'7" x 11'5" (4.45 x 3.50)
With a front facing position overlooking the garden, with uPVC double glazed window, of double bedroom proportions offering space for frestanding bedroom furniture.

BEDROOM TWO 12'0" x 9'8" (3.68 x 2.96)
With uPVC double glazed window to side elevation, of double bedroom proportions with space for freestanding bedroom furniture.

SHOWER ROOM 7'2" x 5'5" (2.20 x 1.66)
Neutrally appointed throughout with pedestal wash hand basin, low flush w.c, self-contained shower cubicle with feature tiling to full height splashbacks, uPVC privacy window to side.

OUTSIDE
This section of Chantry Way East remains discreet, within a central Swanland location, with the property itself being offset from the roadside. Accessed via pillared entrance drive with low level wall to the front boundary perimeter, laid to lawn grass section, parking provision for multiple vehicles, in turn leading to Single Garage with up&over access door, further storage provision to the rear and personnel access door leading to the garden.
Gated side access features with pathway extending from the building footprint, laid to lawn grass section, deep established plant borders, fencing to perimeter boundaries, in all offering good levels of privacy and seclusion.

AGENTS NOTE
The property requires some cosmetic internal refurbishment, offered with no onward chain. Viewing is available through the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band is 'C'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

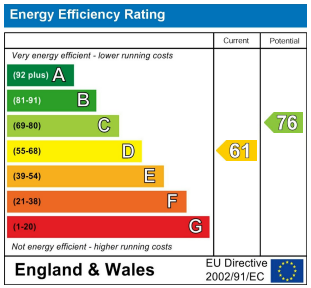
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES
The agent confirms that vendors and prospective purchasers may 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. For full details please contact the selling agent.

Floor Plans

Location Map

Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com