



**13, Priors Close, New Waltham, DN36 4QZ**  
**£170,000**



### Key Features:

- Semi Detached Bungalow
- Quiet Residential Area of New Waltham
- Two Double Bedrooms
- Open Plan Kitchen Diner
- Good Sized Gardens
- Driveway Parking & Garage
- No Forward Chain

A well presented semi-detached bungalow situated in this quiet residential area of New Waltham, ideally placed within short walking distance of local amenities. The accommodation comprises an open plan kitchen diner, lounge, two double bedrooms, and a bathroom. Outside there are good sized lawned gardens, driveway parking and a detached garage. Offered for sale with No Forward Chain.



### **ENTRANCE HALL**

Accessed via a uPVC front entrance door. With useful built-in storage cupboard.

### **LOUNGE**

13'5" x 11'4" (4.09 x 3.46)

To front aspect.

### **KITCHEN/DINER**

17'7" x 9'6" (5.36 x 2.91)

An open plan kitchen and dining area, fitted with a range of modern units, built-in oven, gas hob, and space for further appliances. Access to the garden via a rear entrance porch.

### **BEDROOM 1**

11'4" x 11'0" (3.46 x 3.37)

To front aspect.

### **BEDROOM 2**

10'5" x 9'9" (3.19 x 2.98)

To rear aspect.

### **BATHROOM**

6'7" x 5'5" (2.02 x 1.67)

Fully tiled, with a pedestal basin, WC, and panelled bath with shower over. Heated towel rail. Loft access.

### **COUNCIL TAX BAND**

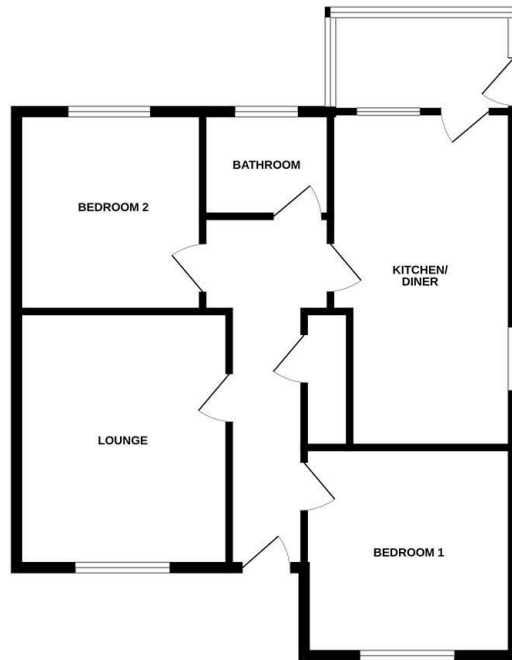
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### **TENURE**

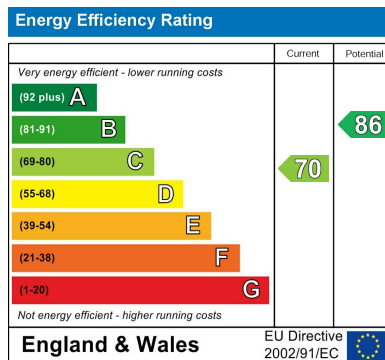
Freehold



GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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