



**13, Priors Close, New Waltham, DN36 4QZ**  
**£160,000**

## 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.

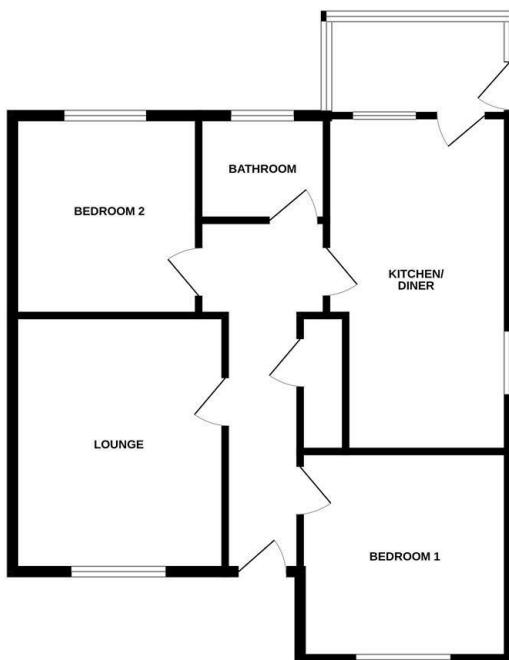
## COUNCIL TAX BAND

B

## TENURE

Freehold





TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan contained, measurements of doors, windows, rooms and other features may not be exact. No measurement is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix 2000

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore