



9 The Oval, Scarborough, YO11 3AP
Offers Over £200,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- IN NEED OF SOME MODERNISATION
- SEA VIEWS TO THE FIRST FLOOR
- OFF-STREET PARKING, GARAGE AND GARDENS
- POPULAR SOUTH SIDE LOCATION
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN is this TWO BEDROOM SEMI-DETACHED BUNGALOW which is set on Scarborough's ever popular SOUTH SIDE with a CONSERVATORY, a SEPARATE WC, SEA VIEWS to the FIRST FLOOR, LAWNED GARDENS, OFF-STREET PARKING and a GARAGE.

The accommodation comprises in brief; entrance vestibule and hallway, lounge with a fireplace, kitchen fitted with a range of units, a light and airy conservatory with a door to the rear gardens, a bedroom and a three-piece suite bathroom. To the first floor lies a landing, a separate WC and a generous double bedroom with sea views. Externally, the property benefits from a driveway leading to a garage and lawned gardens.

The property is well located on Scarborough's ever popular South side and provides excellent access to a choice of popular schools and colleges as well as South Cliff golf club, plus excellent coastal walks along the Cleveland Way and down the Cayton Bay beach (ideal for those with dogs and children).

'In our opinion' the property would benefit from a scheme of updating/modernisation but we feel that this has been fairly reflected in the realistic asking price.

To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule and Hallway

Lounge

17'0" x 12'1" max

Kitchen

13'5" max x 10'5" max

Conservatory

12'5" x 8'6"

Bedroom One

9'2" x 8'10"

Bathroom

7'2" x 5'6"

FIRST FLOOR

Bedroom Two

12'9" max x 12'5" max

WC

Details Prepared

TLPF/060922



Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.
 What every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and 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 be used as such by 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	86
Potential	55

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
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Not environmentally friendly - higher CO ₂ emissions	
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