



### 3 Bampton Drive, Bridlington, YO16 7HG

Price Guide £185,000



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A spacious two bedroom detached bungalow in need of some modernisation. This bungalow presents a fantastic opportunity for those looking to add their personal touch and create their dream home. With its great bones and potential, this property is a blank canvas waiting for your creative vision to bring it to life.

Situated in a sought-after residential development just off Marton Road. Offering the convenience of approximately 500 meters from local shops, chemist and bus service routes.

The property comprises: spacious lounge, kitchen, utility, side porch, two double bedrooms, bathroom and separate wc. Exterior: two private driveway with ample parking, garage and gardens. Upvc double glazing and gas central heating.

Don't miss out on the chance to own this lovely detached bungalow in a sought-after location. Contact us today to arrange a viewing and start envisioning the endless possibilities this property has to offer.

## Entrance:

Double doors into inner porch. Door onto inner hall, built in storage cupboards one housing hot water store and central heating radiator.

## Lounge:

16'5" x 11'10" (5.02m x 3.62m)

A spacious front facing room, gas fire, upvc double glazed bay window, oval window and central heating radiator.

## Kitchen:

11'10" x 10'4" (3.63m x 3.15m)

Fitted with a range of base and wall units, pantry, stainless steel sink unit, part wall tiled, gas fire, upvc double glazed bay window and central heating radiator.

## Utility:

5'4" x 4'4" (1.65m x 1.33m)

Plumbing for washing machine and upvc double glazed window.

## Side porch:

Built in store cupboard and door to the side elevation.

## Bedroom:

16'5" x 9'10" (5.02m x 3.01m)

A rear facing double room, built in wardrobe and cupboards. Upvc double glazed window and central heating radiator.

## Bedroom:

13'3" x 9'0" (4.04m x 2.76m)

A front facing double room, built in wardrobes and cupboards. Upvc double glazed bay window and central heating radiator.

## Bathroom:

5'4" x 5'3" (1.65m x 1.62m)

Comprises bath with electric shower over, wash hand basin, full wall tiled, upvc double glazed window and central heating radiator.



**Wc:**

5'5" x 2'4" (1.67m x 0.73m)

Wc, part wall tiled, upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property is a walled pebbled garden area. To both sides of the property is a private driveway with ample parking, one leading to the garage and gated access to the rear garden.

**Garden:**

To the rear of the property is a fenced enclosed garden. Paved patio to lawn with borders of shrubs and bushes. A greenhouse and a timber built shed.

**Notes:**

Council tax band: C

**Purchase procedure**

On acceptance of any offer in order to comply with

current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

**General Notes:**

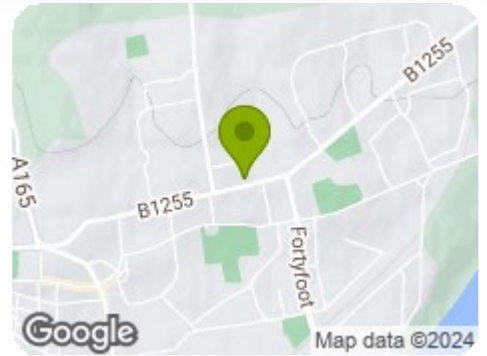
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



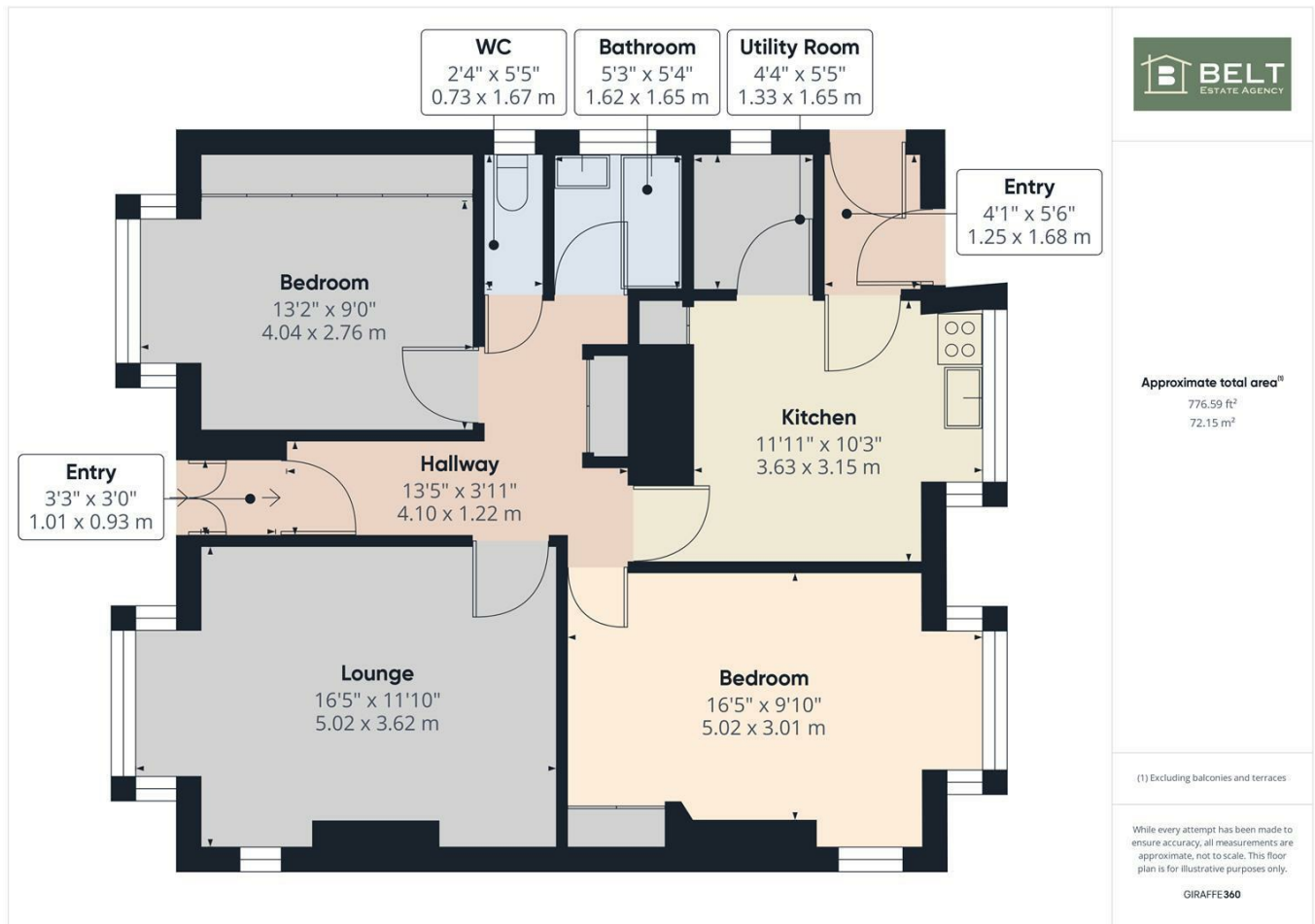
Road Map

Hybrid Map

Terrain Map



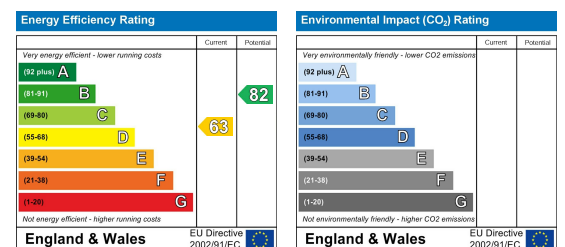
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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