



22 Bampton Close, Bridlington, YO16 7HL

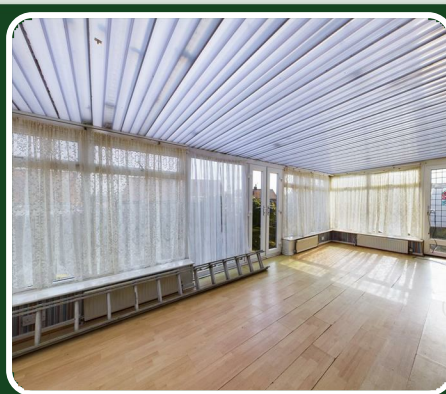
Price Guide £129,950



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A double fronted two bedroom semi detached bungalow in need of modernisation. Situated on a good size corner plot in this pleasant residential development just off Marton Road. Close to local shops, chemist, sub-post office and convenient for bus service routes. An ideal residence for retirement/first time buyer/investment property. Early viewing advised.

The property comprises: lounge, kitchen, large conservatory, two double bedrooms and bathroom. Exterior: Good size gardens and private driveway with car port. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed side door leads into:

Bedroom:

9'10" x 8'10" (3.01m x 2.70m)

A front facing double room, upvc double glazed window and central heating radiator.

Lounge:

12'11" x 12'8" (3.94m x 3.87m)

A spacious front facing room, gas fire with wood surround. Upvc double glazed window and central heating radiator.

Bedroom:

11'8" x 8'0" (3.57m x 2.46m)

A spacious rear facing double room, fitted mirrored sliding wardrobes, central heating radiator and upvc double glazed patio doors into the conservatory.

Bathroom:

7'6" x 4'6" (2.29m x 1.39m)

Comprises walk in shower with electric shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

Inner hall:

Upvc double glazed window and central heating radiator.

Kitchen:

12'7" x 7'7" (3.85m x 2.32m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine and upvc double glazed french doors into the conservatory.

Upvc conservatory:

22'4" x 8'11" (6.83m x 2.73m)

Over looking the garden, four central heating radiators.

Exterior:

To the front of the property is a walled garden, lawn with well established borders of shrubs and bushes. Private driveway for parking leading to a car port.

To the rear of the property is a private enclosed garden. Mainly paved with established borders of hedges, shrubs and bushes. A shed.

Notes:

Council tax band: A

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



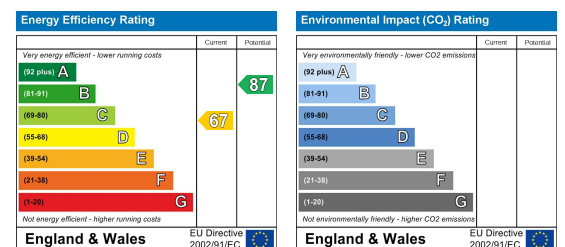
Floor Plan



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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