



13 Bampton Oval, Bridlington, YO16 7HW

Price Guide £135,000



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Welcome to Bempton Oval, Bridlington, a one bedroom semi-detached bungalow that presents an excellent opportunity for those looking to downsize.

This bungalow is perfect for individuals or couples seeking a manageable living space. Additionally, the loft room offers versatile potential, whether it be for a guest room, a study, or a hobby space, catering to your personal needs. The absence of an ongoing chain, allows a smooth and efficient purchasing process.

Situated on this pleasant residential development just off Marton Road. Close to local shops, chemist and convenient for bus service routes.

This semi-detached bungalow on Bempton Oval is a great choice with its practical layout and potential for personalisation, it is a must-see for prospective buyers.

Entrance:

9'5" x 9'2" (2.89m x 2.80m)

Upvc double glazed door into upvc conservatory overlooking the garden, central heating radiator.

Lounge:

10'9" x 10'9" (3.30m x 3.29m)

A rear facing room, electric fire with wood surround, central heating radiator and upvc double glazed french doors into the conservatory.

Kitchen:

12'5" x 5'5" (3.81m x 1.67m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob, plumbing for washing

machine, part wall tiled, gas combi boiler, upvc double glazed window and central heating radiator.

Bedroom:

13'0" x 11'11" (3.97m x 3.64m)

A front facing double room, built in wardrobes, cupboard and drawers. Understairs storage cupboard, upvc double glazed bay window and central heating radiator.

Bathroom:

6'3" x 5'4" (1.93m x 1.64m)

Comprises electric shower, wc, wash hand basin, full wall tiled, extractor, upvc double glazed window and ladder radiator.

First floor:

Upvc double glazed window.

Occasional room:

10'2" x 14'9" (3.11m x 4.51m)

A side facing double room, access to the eaves, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a paved parking area. To the side elevation is a shared driveway.

Garden:

To the rear of the property is a fenced private garden, paved patio to lawn.

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

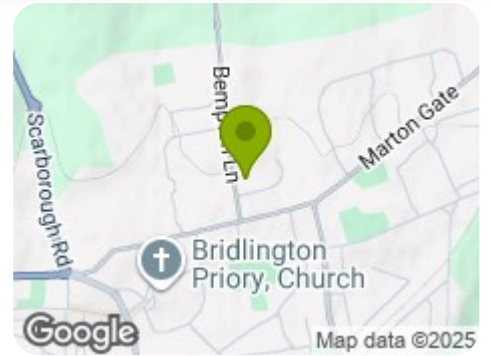
before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



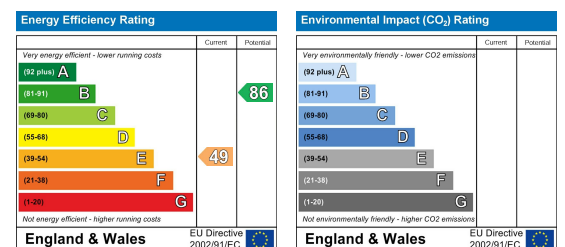
Floor Plan



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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