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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



19 Burcom Avenue

Humberston
DN36 4XP

£142,950

Set within this small cul de sac, this lovely and well presented three bedroom semi-detached chalet style home creates an ideal family purchase. Located only a short walk of the villages ample amenities and close to the villages highly regarded schools, the property enjoys the benefits of gas central heating and uPVC double glazing. Briefly the property comprises entrance hallway, well presented lounge / diner, conservatory, modern fitted kitchen with range oven, three good sized bedrooms and a modern family bathroom. Well presented front and rear gardens, driveway and detached garage. Viewing is highly advised on this superb property.

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Entrance Hallway

With uPVC double decorative double glazed entrance door with adjoining glazed panel to the front elevation, the hallway is tastefully decorated and has coving to the ceiling. Gas central heating radiator. Spelled balustrade staircase with useful understairs storage cupboard.

Lounge/Diner

22' 0" x 12' 8" (6.712m x 3.871m) maximums

Pleasantly presented, firstly the lounge area has a uPVC double glazed window to the front elevation. Gas central heating radiator. Coving and rose to the ceiling. Fire surround incorporating a modern electric fire. A small step then takes you up into the dining area. The dining area continues with the pleasant décor and again offers coving and rose to the ceiling. Gas central heating radiator. Sliding double glazed patio doors through to the conservatory.

Conservatory

8' 2" x 8' 8" (2.494m x 2.640m)

A lovely addition to this superb property is this reasonable sized conservatory which is of a uPVC double glazed construction set upon a small level wall. uPVC double glazed sliding door opening to the rear garden.

Kitchen

9' 8" x 8' 10" (2.954m x 2.700m)

This modern styled kitchen offers a good array of fitted wall and base units with stylish corner unit in a steel effect finish. Complementary roll edged work surfacing with inset one and a half sink and drainer. Pantry unit. Space to accommodate a gas range oven, with the freestanding range oven to be included within the asking price. Fitted brushed steel range extractor over. Tiling to the walls and floor surfaces. uPVC double glazed window to the rear elevation and uPVC decorative glazed entrance door to the side.

First Floor Landing

Having coving and loft access to the ceiling.

Bedroom One

15' 9" x 9' 9" (4.800m x 2.960m)

This lovely master bedroom has a large uPVC double glazed window to the front elevation and is pleasantly decorated. Gas central heating radiator and fitted storage cupboards.

Bedroom Two

8' 5" x 10' 8" (2.575m x 3.247m)

The second of the double bedrooms is located to the rear of the property and has a uPVC double glazed window. Laminate wood flooring. Gas central heating radiator.

Bedroom Three

13' 4" x 6' 6" (4.075m x 1.992m)

An extension to the property creates this lovely sized bedroom and again can accommodate a double bed. uPVC double glazed window to the rear elevation. Laminate wood flooring. Gas central heating radiator. Built in double wardrobe.

Bathroom

The modern bathroom is equipped with a white suite comprising pedestal wash hand basin, panelled bath with shower and folding shower screen over and finally a low level w.c. Tiling to the walls. uPVC double glazed window to the rear elevation. Down lighting to the ceiling. Chrome effect designer gas central heating radiator.

Front Garden

The front garden has a walled front boundary and is mainly blocked paved creating ample off road parking and has a gravelled bed creating possible hard standing for a caravan or similar. The driveway continues down to the rear garden through a timber gate and onto the detached garage.

Rear Garden

This lovely rear garden enjoys a good degree of privacy and a sunny aspect, with laid to lawn complemented by established and decorative flower beds. Brick built barbecue next to the patio ideal for outdoor entertaining. The garage has an up and over door to the front elevation and side personal door and benefits from internal light and power points. To the rear of the garage there is an adjoining dog kennel which has been covered in with a fiberglass covering to create a useful garden store, but could easily be converted back into a kennel for those wishing to do so.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the office on 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

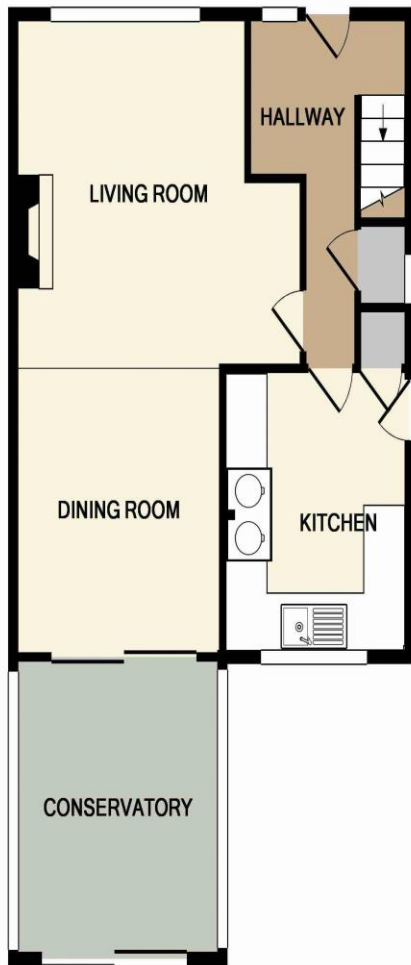
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





GROUND FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(49.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1050 SQ.FT. (97.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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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