

39 ST MARYS DRIVE THORNGUMBALD



GREAT POTENTIAL!! FULL PLANNING PERMISSION TO CONVERT TO A THREE/FOUR BEDROOMED DORMER BUNGALOW. CURRENTLY A TWO BEDROOMED 'TRUE' BUNGALOW, SEMI DETACHED WITH SIDE DRIVE AND DETACHED GARAGE. MUST BE VIEWED.

Price: £99,950

39 St Marys Drive, Thorngumbald. HU12 9NS

SITUATION: Set in the village of Thorngumbald overlooking the school and near to the local church, shops and post office. Within easy reach of public transport links and within the catchment area of South Holderness Technology College.

DESCRIPTION: A two bedroomed semi detached 'True' bungalow with side drive and detached garage. With a recently fitted Kitchen which is open plan to the Lounge area, fully tiled bathroom and south facing gardens. There is the option to add dormers to convert to a three/four bedroomed property, as planning permission is in place. The accommodation comprises:

Double glazed side entrance door into:

HALLWAY (T-shaped): 5.97m x 3.37m at widest points
With two ceiling lights, radiator and access to the loft.

KITCHEN open plan to LOUNGE: 5.96m x 3.43m
Recently fitted, the kitchen has a good range of white matt finish wall and base units with contrasting work surfaces and handles. There is an integrated *dishwasher, *electric double oven and *ceramic induction hob with stainless steel *LED extractor fan with lighting. Plumbing for an automatic washing machine, porcelain tiled flooring and ceiling spot lights. Side and rear aspect windows, The lounge has matching white matt finish wall units with silver trim, floating shelves and radiator. The porcelain tiled flooring and ceiling spot lights continue throughout both areas. There are French doors with glazed side panels onto the garden.

BEDROOM 1: 3.30m x 3.29m
Fitted with a good range of floor to ceiling wardrobes and cupboards, with a dressing table and

mirror. Front aspect, coving, ceiling light, radiator and laminate flooring.

BEDROOM 2: 2.63m x 2.59m at widest points
With a front aspect, radiator, coving, ceiling light and laminate flooring.

BATHROOM: 1.86m x 1.66m
Fully tiled and fitted with a panelled bath with shower over, pedestal wash basin and WC. Side frosted window, ceiling light, towel rail and vinyl flooring.

OUTSIDE:
To the front of the property is a lawned garden with a decorative 'sleeper' fence part way around. The rear garden is south facing and overlooks the Primary school grounds. There is a paved patio area and a lawn with borders, boundary fencing and a side access gate. To the rear of the garage is a timber shed.

GARAGE:
The garage is detached and has an up and over door, side window and courtesy door to the garden. There is power and lighting, and access via a hatch to a boarded loft for extra storage.

COUNCIL TAX: Band B (confirmation from VOA website)

VIEWING: By appointments, please, through John P. Dennis & Son Ltd, 01482 897129

*These items have not been checked by the Agent

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in working order or fit for their purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

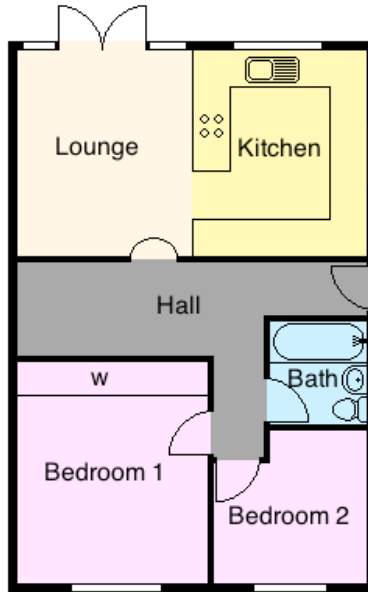
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N.B. Measurements are approximate and have been taken using a digital electronic device, which should not be relied upon for such matters as carpet fitting. Any plans provided are for room identification only. Prospective purchasers are recommended to check all measurements for themselves.

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Room Identification Plan
Not to Scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	64	85

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	86

Messrs John P. Dennis & Son Ltd for themselves and the vendors of this property whose agents they are give notice that

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2. Statements as to description, dimension, condition, permissions for use and other such particulars are believed to be correct. However, prospective purchasers and tenants should not rely on them as statements or representations of fact.
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