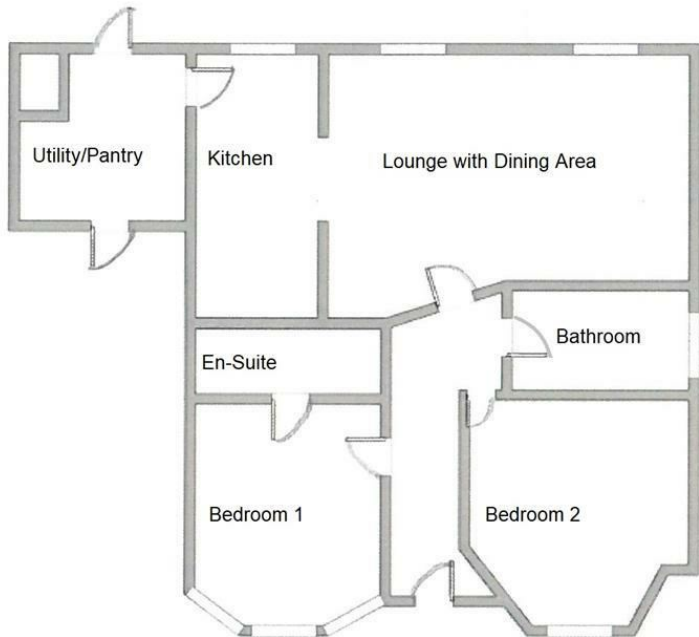


Roma Nutana Avenue, Hornsea HU18 1JU

£195,000

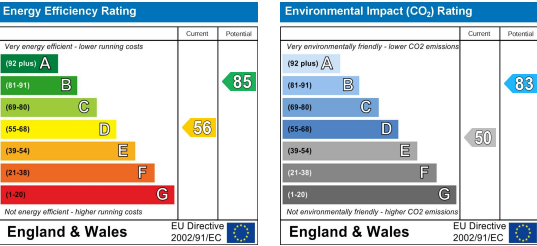
Floor Plan (for identification purposes only)



Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.





- Beautifully Appointed Detached Bungalow
- Plenty of Parking
- Large Patio and Lawned Garden

- 2 Bedrooms One With En Suite
- Kitchen with Combined Lounge
- EPC - D

An absolutely beautifully appointed detached bungalow comprehensively refurbished by the current owner with a real sense of thought for both the internal and external fixtures and fittings. Set in a pleasant position enjoying plenty of parking and a southerly aspect to the rear, this property only needs to be seen.

READY TO MOVE INTO AND UNPACK YOUR BAGS!

ACCOMMODATION

The accommodation has been comprehensively refurbished over recent years and has UPVC double glazing, UPVC fascias and soffits, mains gas central heating via hot water radiators, a burglar alarm and is briefly arranged on one floor as follows:

OPEN PORCH

with external lighting.

ENTRANCE HALL

With a UPVC front entrance door, solid oak flooring, two wall light points, one central heating radiator. and an access hatch leading to a part boarded out roof space with folding loft ladder, power and light laid on.

LOUNGE with DINING AREA

17'4" x 11'10" (5.28m x 3.61m) narrowing to 9'7" with solid oak flooring, wall mounted feature electric fire, two TV points, two wall light points, double French doors leading onto the rear patio, two central heating radiators and open square arch to;

KITCHEN

6'3" x 11'8" (1.91m x 3.56m)
With a good range of fitted base and wall units incorporating contrasting work surfaces and an inset one and a half bowl stainless steel sink unit, built in oven and split level gas hob with pelmet above incorporating lighting, under unit lighting, integrated fridge and freezer, tiled splashbacks, down lighting to the ceiling and one central heating radiator.

UTILITY ROOM with WALK IN PANTRY

8' x 8' overall (2.44m x 2.44m overall)
With UPVC entrance doors to both the front and rear, fitted work surface with plumbing for an automatic washer under, fitted wall cupboard housing the central heating boiler, tiled splashbacks, solid oak flooring and a deep wall walk in shelved pantry cupboard with power and light laid on.

BEDROOM 1 (FRONT)

9'2" x 12'2" into the bay window (2.79m x 3.71m into the bay window)
With downlights to the bay window, TV point and one central heating radiator.

EN SUITE SHOWER ROOM

9'1" x 2'6" (2.77m x 0.76m)
With an independent tiled shower cubicle, vanity unit housing the wash hand basin, low level w.c., ceramic tiled floor covering, full height tiling to the walls, downlighting to the ceiling, extractor fan, shaver point and a ladder style chrome towel radiator.



BEDROOM 2 (FRONT)

11'2" x 11" into the bay window (3.40m x 3.35m into the bay window)
With downlighting to the bay window, TV point to the wall and one central heating radiator.

BATHROOM/W.C.

7'3" x 4'3" (2.21m x 1.30m)
With a white suite comprising of a panelled bath with shower over, vanity unit housing the wash hand basin, low level w.c., full height tiling to the walls, ceramic tiled floor covering, downlighting to the ceiling, extractor fan, shaver point and a ladder style chrome towel radiator.

OUTSIDE

The property is set back behind a fenced frontage with double opening timber gates leading to and stone chipped parking drive providing plenty of parking, a paved pathway leads along each side of the bungalow with external lighting, outside cold water taps and external power sockets.

To the rear is a pleasant enclosed garden which has a large paved patio, a dwarf wall and lawn beyond, the rear garden enjoys a southerly aspect. There is also a large garden shed with power and an outside cold water tap.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendor's solicitors). There is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at the date to be agreed.