



New Village Road, Cottingham, East Riding of Yorkshire

Asking Price £185,000





### KEY FEATURES

- NO CHAIN
- CLOSE TO VILLAGE
- TRANSPORT LINKS
- GARAGE
- PRIVATE GARDEN
- POTENTIAL TO ADD VALUE
- TWO BEDROOMS
- BUNGALOW
- DESIRABLE LOCATION
- TOTAL AREA 62 SQUARE METRES
- EPC rating E



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## DESCRIPTION

We are pleased to offer this two bedroom semi detached bungalow to the market with no chain. Situated on New Village Road this bungalow features established front and rear gardens, a garage, two bedrooms and a reception room.

Enter through the front door into the hallway leading to the kitchen, reception room, two bedrooms and shower room. The kitchen to the rear of the property features a range of base and wall units with fitted oven and hob. The bathroom features an accessible walk in shower, sink and WC. The bedrooms to the front of the property overlook the established front garden, with the reception room to the rear flooded with natural light and French doors that open into the private rear garden.

The rear garden features two storage spaces for all of your gardening essentials, a shed, greenhouse and access to the garage, this property answers all the storage needs. The garden itself features a lawn, established flowerbeds filled with a mix of plants, shrubs and trees.





## PARTICULARS OF SALE

### Entry

**0.76m x 0.91m (2'6" x 3'0")**

Enter through the front door, a secondary door leads to the hallway.

### Hallway

**0.92m x 3.34m (3'0" x 11'0")**

Access to the kitchen, two bedrooms, reception room and bathroom.

### Bedroom

**4.22m x 3.13m (13'10" x 10'4")**

Double bedroom to the front elevation, window overlooking the established front garden.

### Bedroom

**3.07m x 2.99m (10'1" x 9'10")**

Double bedroom to the front elevation, window overlooking the established front garden.

### Bathroom

**2.52m x 1.66m (8'4" x 5'5")**

The bathroom currently acts as a wet room with an accessible walk in shower, hand basin and low flush WC.

### Reception Room

**4.63m x 4.26m (15'2" x 14'0")**

To the rear of the property this room is filled with natural light from the dual aspect windows and French doors that lead into the private rear garden.

### Kitchen

**3.00m x 2.86m (9'10" x 9'5")**

The kitchen is fitted with a range of base and wall units with contrasting worktops. Fitted oven and hob. Access to the rear garden and window to rear elevation.

### Outdoor

To the front of the property is a private garden filled with established planting with a garden path to the street. At the rear of the property is a large private garden featuring established planting, including a mix of plants, shrubs and trees, lawn, gravel and paths. The garden also benefits from two storage rooms, a shed, greenhouse and garage to the rear of the property, providing answers to your storage and parking needs.



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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

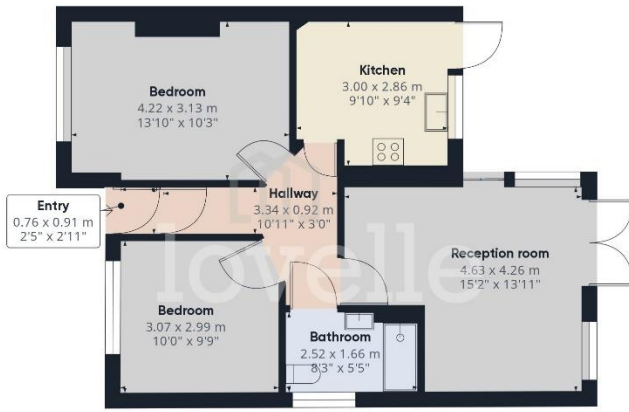
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



**Approximate total area<sup>(1)</sup>**  
80.62 m<sup>2</sup>  
867.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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