



Hornsea Close  
Billingham

£85,000

ENERGY RATING: TBC

A rarely available one bedroom bungalow located in this very popular and quiet cul-de-sac located off Driffield Way. The property comprises; entrance hall, lounge, kitchen, inner hall, bedroom and a shower room and is offered with the benefit of full UPVC double glazing and gas fired combi central heating. Externally there are wrought iron gates leading to a block paved driveway and gravelled front garden with an enclosed patio garden to the side. Energy Rating: C-69. Council Tax Band: A (£1,508.70). NO FORWARD CHAIN!!



- One Bedroom Bungalow • Very Popular & Quiet Cul-de-Sac • Lounge, Kitchen & Shower Room • Low Maintenance Gardens

## Entrance Hall

Composite entrance door with leaded light and a wooden internal door leading to:

## Lounge

4.09m x 4.02m (13'5" x 13'2")

Front aspect UPVC double glazed window, feature fireplace, dado rail, coving and a radiator.

## Kitchen

2.95m x 1.80m (9'8" x 5'10")

Front aspect UPVC double glazed window, a range of white base & wall units with black marble effect worksurfaces and tiled splashbacks incorporating a 1½ bowl stainless steel sink & mixer tap. Electric cooker, space & plumbing for washing machine, coving and laminate flooring.

## Inner Hall

## Bedroom

2.46m x 3.43m (8'0" x 11'3")

Side aspect UPVC double glazed door leading to the garden, built-in wardrobe, dado rail, coving, fan light and a radiator.

## Shower Room

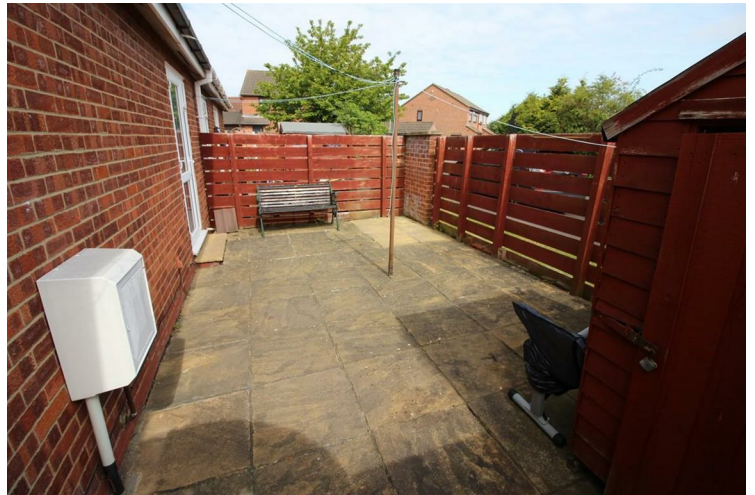
Walk-in double cubicle with electric shower, pedestal wash basin, low level WC, fully tiled walls, airing cupboard, laminate flooring, extractor fan and a radiator.

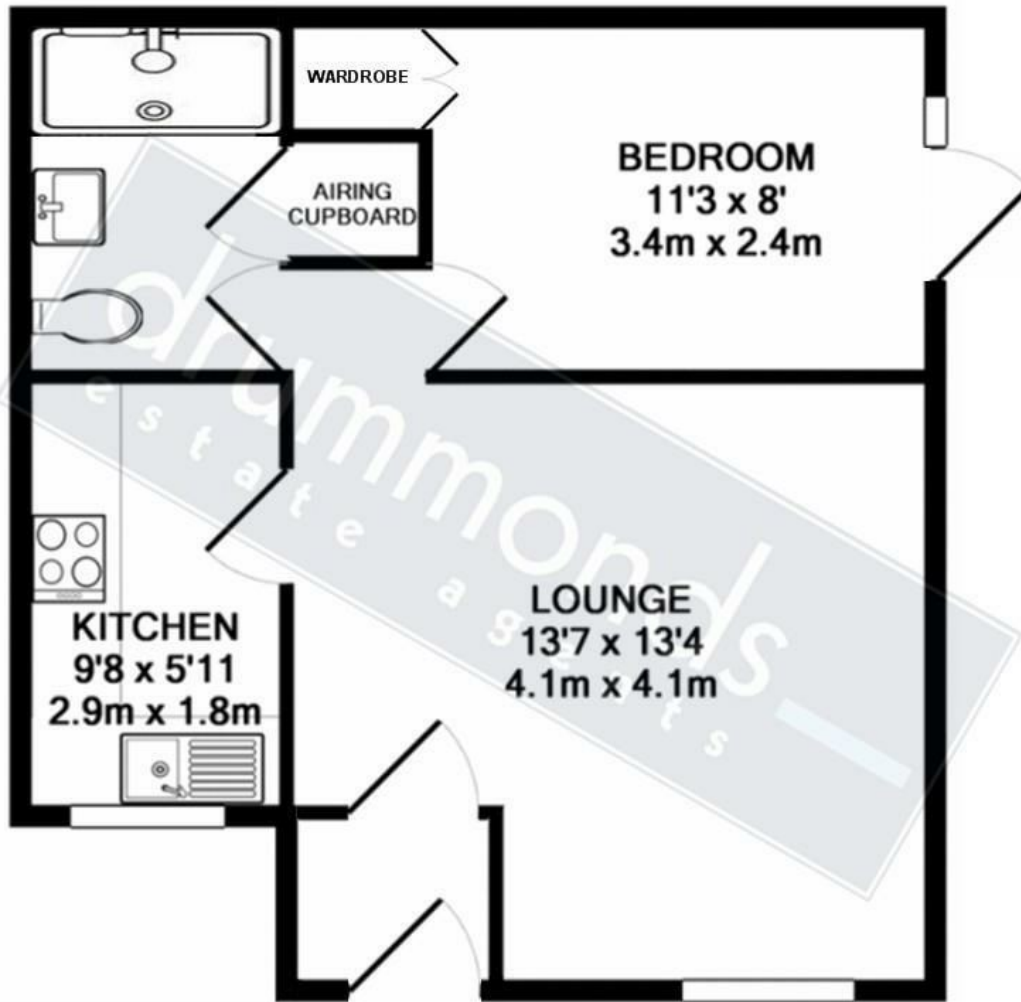
## Externally

To the front of the property there are wrought iron double gates leading to a block paved driveway providing off-street parking and a gravelled garden. To the side is an enclosed patio garden with wooden shed.



- Block Paved Driveway • Energy Rating: C-69 • Council Tax Band: A (£1,504.52) • NO FORWARD CHAIN!!





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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