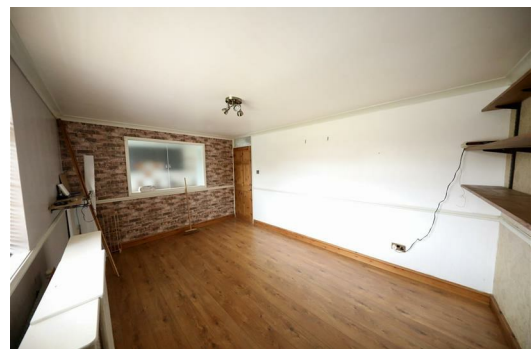




SYMONDS + GREENHAM

Estate and Letting Agents



2a Dixon Court, Cottingham, HU16 5BN Offers over £80,000

ONE BEDROOM GROUND FLOOR APARTMENT - CLOSE TO COTTINGHAM VILLAGE CENTRE - OFF STREET PARKING - WELL PRESENTED - BRAND NEW BOILER

Introducing a delightful 1 bedroom ground floor apartment nestled within Dixon Court, a serene residential enclave in the sought after village of Cottingham. This charming abode offers an idyllic retreat just a brief 10 minute stroll from the vibrant village centre, bustling with an array of shops and cafes, plus excellent rail and bus links. Step inside to discover an inviting entrance hall leading to a well appointed kitchen, a cosy separate living room, a comfortable bedroom with fitted wardrobes, convenient storage cupboard and a spacious bathroom. Completing the package is a designated car park at the front, ensuring hassle-free parking for residents.

With its idyllic location and comfortable living space, this ground floor apartment in Dixon Court presents an ideal opportunity for those seeking a tranquil yet convenient lifestyle in the heart of Cottingham village.

DON'T DELAY...BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

KITCHEN

9'7 x 6'2 max (2.92m x 1.88m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, space for under counter fridge and freezer



LIVING ROOM

14'9 x 9'9 max (4.50m x 2.97m max)

a spacious living area



BATHROOM

with low level w/c, pedestal sink basin, panelled bath with waterfall shower and hand held shower attachment, with tiles to splash back areas



BEDROOM

11'9 x 8'9 max (3.58m x 2.67m max)

with fitted wardrobes



OUTSIDE

Outside, the property benefits from a lawned front garden with paved path, enclosed by picket fence and a private shared rear garden.

There is also a private car park providing off street parking.



CENTRAL HEATING

The property has the benefit of gas central heating and a brand new installed boiler with a 5 year warranty.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

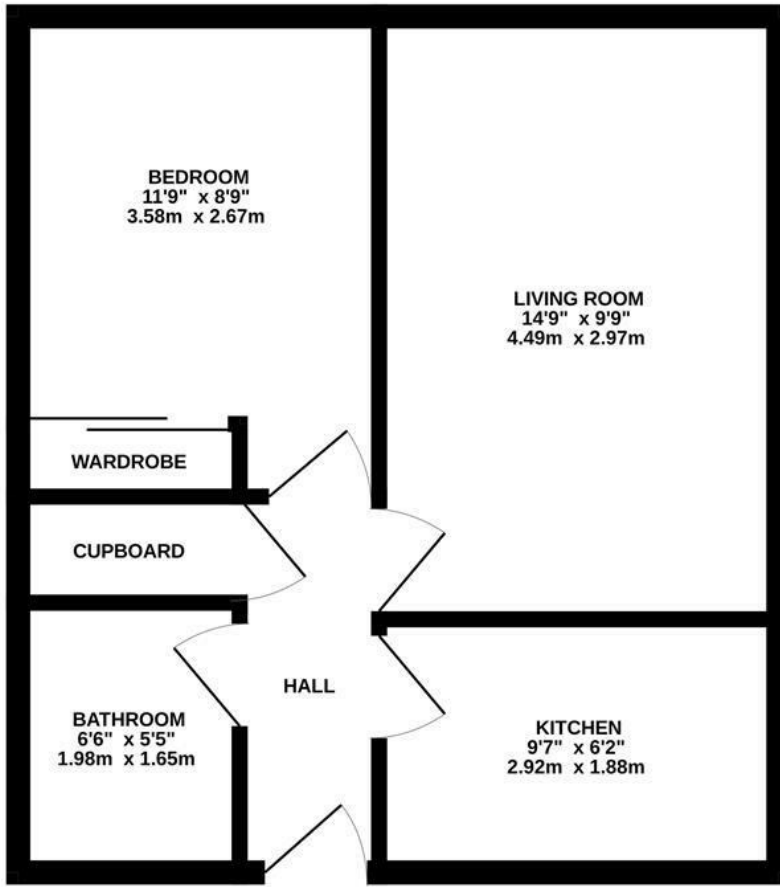
Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

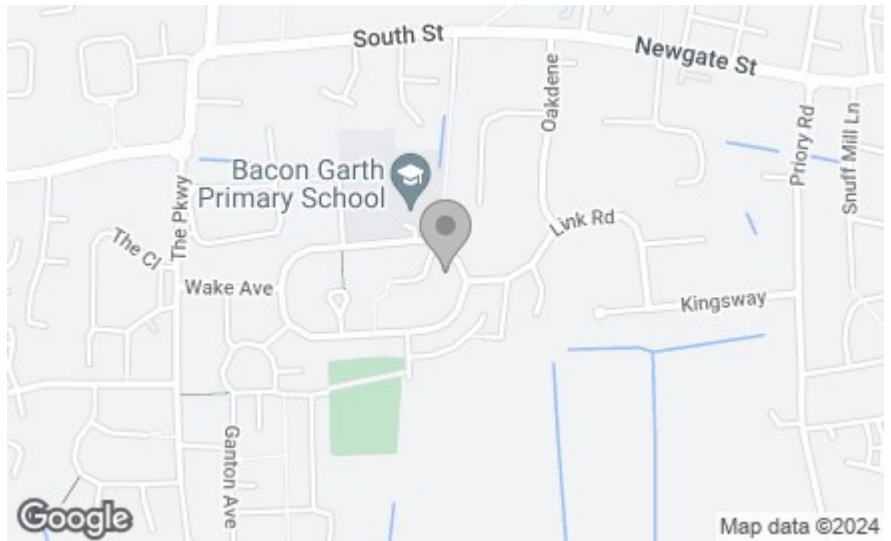
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) 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	
67	74
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) 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	
England & Wales	EU Directive 2002/91/EC