



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **60 Church Street, Brough, HU15 2EP**

### **£300,000**

**OUTSTANDING THREE BED DETACHED BUNGALOW - POPULAR LOCATION - LOTS OF POTENTIAL - OFF STREET PARKING**

Nestled in the charming Church Street of South Cave, Brough, this rarely available three-bedroom detached bungalow is a hidden gem waiting to be discovered. Conveniently located close to an array of amenities including shops, supermarkets, cafes, bars, and restaurants, this property offers the perfect blend of comfort and convenience. Step inside to find a cosy lounge, a functional kitchen, three well-proportioned bedrooms, and a bathroom, providing ample space for comfortable living. Outside, the property boasts off-street parking for multiple vehicles, a garage for storage or parking, and a delightful rear garden featuring a mix of lush lawn and charming paving - perfect for enjoying the outdoors in the privacy of your own home. While this property is in need of modernisation, it presents a fantastic opportunity for those looking to add their personal touch and create their dream home in this sought-after location. Don't miss out on the chance to transform this bungalow into a stylish and comfortable retreat - book a viewing today and let your imagination run wild!

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LIVING ROOM

12'3 x 12'8 max (3.73m x 3.86m max)

A wonderful family room with excellent natural light.



### KITCHEN

12'6 x 10'7 max (3.81m x 3.23m max)

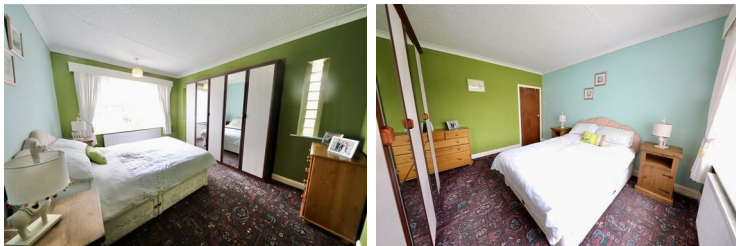
With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated oven, an integrated fridge, an integrated fridge freezer and plumbing for a washing machine.



### BEDROOM 1

13'0 x 10'3 max (3.96m x 3.12m max)

A wonderful main bedroom with lots of space for storage.



### BEDROOM 2

11'7 x 9'9 max (3.53m x 2.97m max)

Another wonderful bedroom.



### BEDROOM 3

6'9 x 6'9 max (2.06m x 2.06m max)



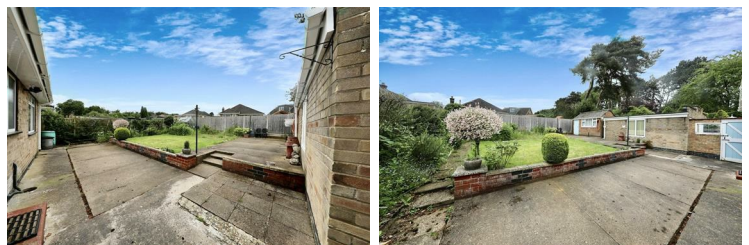
### BATHROOM

With a low level WC, a hand basin and a panelled bath with a shower attachment.



### OUTSIDE

The property benefits from parking to the front for multiple vehicles, a garage and a rear garden that is a mixture of lawn and paving.



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

Symonds + Greenham have been informed that this property is Freehold

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

### COUNCIL TAX

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

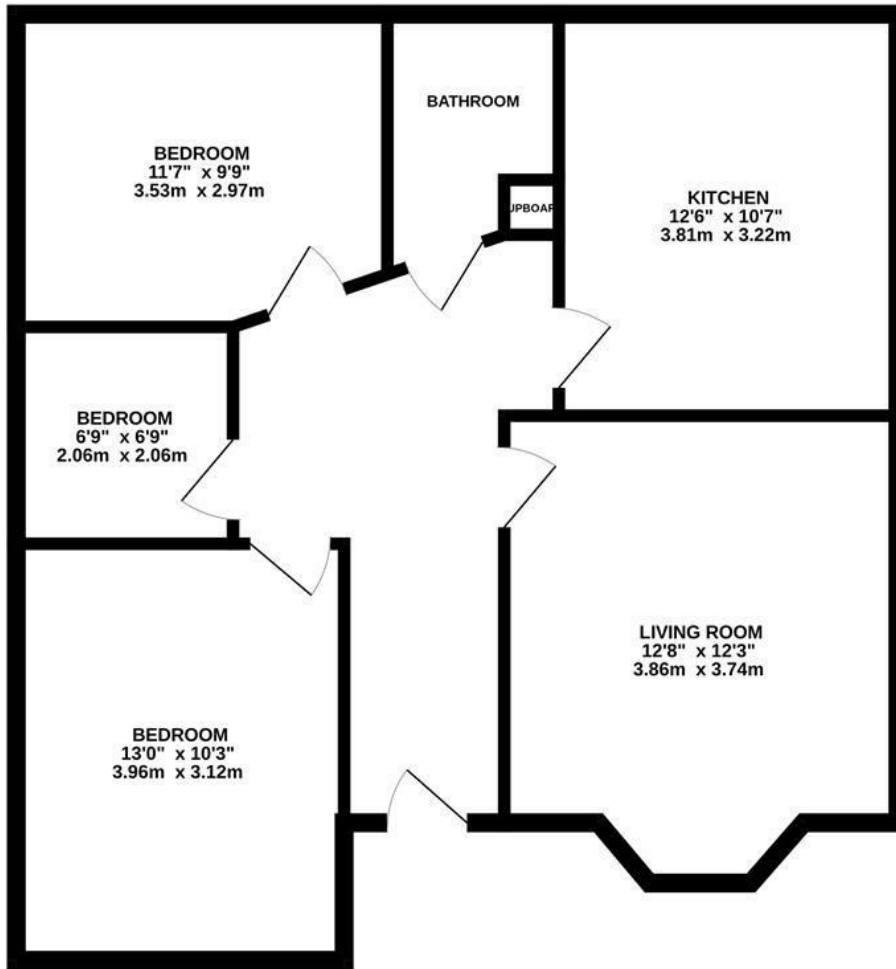
### VIEWINGS

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

### 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.

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 |
|                          | 83        |
| 57                       |           |

Very energy efficient - lower running costs

(82 plus) A

(81-81) B

(69-80) C

(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

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
|  |           |

Very environmentally friendly - lower CO<sub>2</sub> emissions

(82 plus) A

(81-81) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC