



**1 Duncan Drive
Barton-Upon-Humber, DN18 5LA
£175,000**

Bella
properties

**** NO CHAIN **** Bella Properties welcomes to the market this well presented two bedroom detached bungalow located on Duncan Drive, in Barton-upon-Humber. Close to local shops, pubs and transport links to further afield, this property is ideal for a couple, sole occupant or small family looking for a low maintenance bungalow.

Briefly the property features, the entrance hallway, living room, kitchen, two double bedrooms and bathroom. Externally, there is a lawned garden, a driveway for off road parking and a low maintenance gravelled garden to the rear.

Viewings come recommended on this lovely home and are available now!



Hall 3'10" x 13'3" (1.17 x 4.04)

Entrance to the property is via the front door and into the hall. Carpeted with central heating radiator and internal doors lead to the living room, two bedrooms and bathroom.

Living Room 10'11" x 15'4" (3.34 x 4.69)

Carpeted with central heating radiator and uPVC bay window faces to the front of the property.

Kitchen 7'10" x 15'5" (2.4 x 4.7)

Vinyl effect flooring with central heating radiator, spotlights and uPVC window and door face to the rear of the property. Base height and wall mounted units with countertops, splashbacks, integrated oven, grill and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

Bedroom One 9'10" x 13'1" (3.02 x 4.01)

Carpeted with central heating radiator and uPVC window faces to the front of the property.

Bedroom Two 13'1" x 8'11" (4.01 x 2.73)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bathroom 5'6" x 7'3" (1.7 x 2.23)

Tiled flooring with part tiled walls, heated towel rail and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

External

To the front of the property is a lawned garden with pathway to the entrance of the property, with a driveway for off road parking. The rear garden is low maintenance with gravel.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Ground Floor



Total area: approx. 59.4 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) 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 ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			71
(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	