



## 7 Blenheim Road

Beverley

£149,950

An attractive modern two bedroom semi-detached house in this popular residential location south of Beverley town centre. This desirable home benefits from gas central heating and double glazing whilst comprising in brief; entrance hall, front living room, fitted kitchen, first floor landing giving access to two double bedrooms and bathroom with three piece suite. Outside there are lawned gardens front and rear, a side drive provides plenty of parking space. The property is offered for sale with no forward chain.

**GRAYS & Co**

Estate Agents

### Entrance hall

Double glazed entrance door and side screen.

**Living Room** 18' 9" into bay x 12' 8" (5.71m into bay x 3.86m)

Double glazed bay window to front, double radiator, TV aerial point, coved ceiling, attractive feature fireplace with gas living flame fire.



**Kitchen** 12' 3" x 8' 5" (3.73m x 2.56m)

Fitted with a range of matching base and wall units incorporating rolled edge work surfaces set within tiled surrounds. Integrated electric hob and oven, extractor hood, dishwasher, fridge/freezer, coved ceiling, radiator, double glazed window and rear entrance door.



### First Floor Landing

Radiator, double glazed window, loft access.

**Bedroom 1** 12' 3" x 8' 11" (3.73m x 2.72m)

Double glazed window, radiator.



**Bedroom 2** 12' 4" x 8' 7" (3.76m x 2.61m)

Double glazed window, double radiator, coved ceiling, airing cupboard.



### Bathroom

Three piece contemporary suite comprising panelled bath with mains shower over in fully tiled surround, low flush WC, pedestal wash basin, radiator, recessed store cupboard, extractor fan.





### **Outside**

The property is fronted by an open lawned garden, to the side is a lengthy paved and gravelled drive providing plenty of parking space. There is gated access into the good sized private lawned rear garden with paved patio, timber shed, outside tap and set within high fenced perimeters providing a good degree of privacy.



### **Location & Directions**

Blenheim Road is a popular residential address within this sought after residential district which lies to the south of Beverley town centre. It offers convenient access for Beverley's thriving town centre and the local commuter networks. Leave Beverley town centre via Lairgate, continue into Admiral Walker Road, proceed straight on at the mini roundabout into Queensgate, at the large roundabout exit left into Woodmansey Mile then turn right into Lincoln Way. Turn left into Blenheim Road and bear right, the property is on the left.

Plan for guidance purposes only



## Grays & Co Estate Agents

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### Disclaimer

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract.

**Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

**Fixtures, fittings** and other items are not included unless specifically described.

All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, eg. Fitted carpets and furniture.

If you're thinking of moving and haven't yet sold your property we will happily provide a free no obligation valuation. If your property is not in an area covered by one of our offices we may well have an associate office that will be able to do the same. Please ask your negotiator. We recommend seeking mortgage advice at an early stage as it may well improve your prospects of finding and securing your ideal property. We recommend the services of Andrew Benson of Benson Grays Associates who can be reached on 01904 792744 or 07743 999676.