



7 Ambaston Road, Hornsea, HU18 1HB

£255,000



**** TRUE BUNGALOW ON A BEAUTIFUL CORNER PLOT ****

Sitting proud on this lovely corner plot is this great example of a true bungalow. With gardens to the front, side and rear, off street parking, garage, conservatory and 2 bedrooms there is a lot to like with this property! An L-shaped through lounge diner, bathroom with step-in shower and generous kitchen completes the floor plan for this charming property. We would seriously recommend a viewing on this one!

Call Our House to view now! 01964 532121

EPC: C
Council Tax: C
Tenure: Freehold

Front Garden

Driveway leading to garage, graveled and lawn, mature planted borders.

Entrance Hall

6'2" x 14'5" (1.9 x 4.4)
Entrance door, window to front of property, radiator, carpeted.

Through Lounge Diner

18'0" x 10'5" (5.5 x 3.2)
L shaped, Window to front, side and rear of property, electric fire with marble hearth and wood surround, coving to ceiling, two radiators, carpeted.

Kitchen

9'6" x 12'5" (2.9 x 3.8)
Window into conservatory, fitted wall and base units, work surfaces, bowl sink, gas hob and built in electric oven, part tiled walls, coving to ceiling, extractor fan, integrated fridge freezer, space and plumbing for washing machine, Vinyl flooring, loft access.





Conservatory

19'4" x 7'6" (5.9 x 2.3)

Windows to side and rear of property, door leading to garage, 2 doors to garden, Vinyl flooring, radiator.

Master Bedroom

10'9" x 13'9" (3.3 x 4.2)

Window to front of property, coving to ceiling, radiator, carpeted.

Bedroom 2

10'2" x 9'10" (3.1 x 3.0)

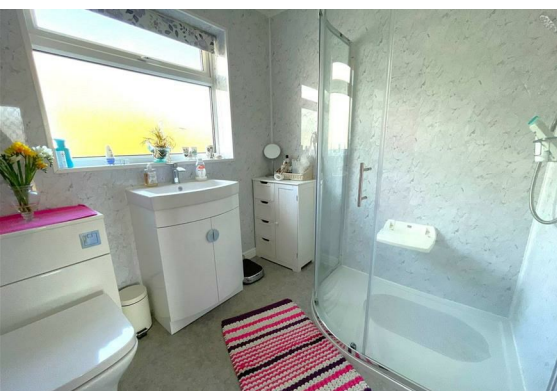
Window to rear of property, radiator, carpeted.



Bathroom

6'6" x 7'2" (2.0 x 2.2)

Window to rear of property, W.c, pedestal wash hand basin, step in shower, heated towel rail, extractor fan, Vinyl flooring.



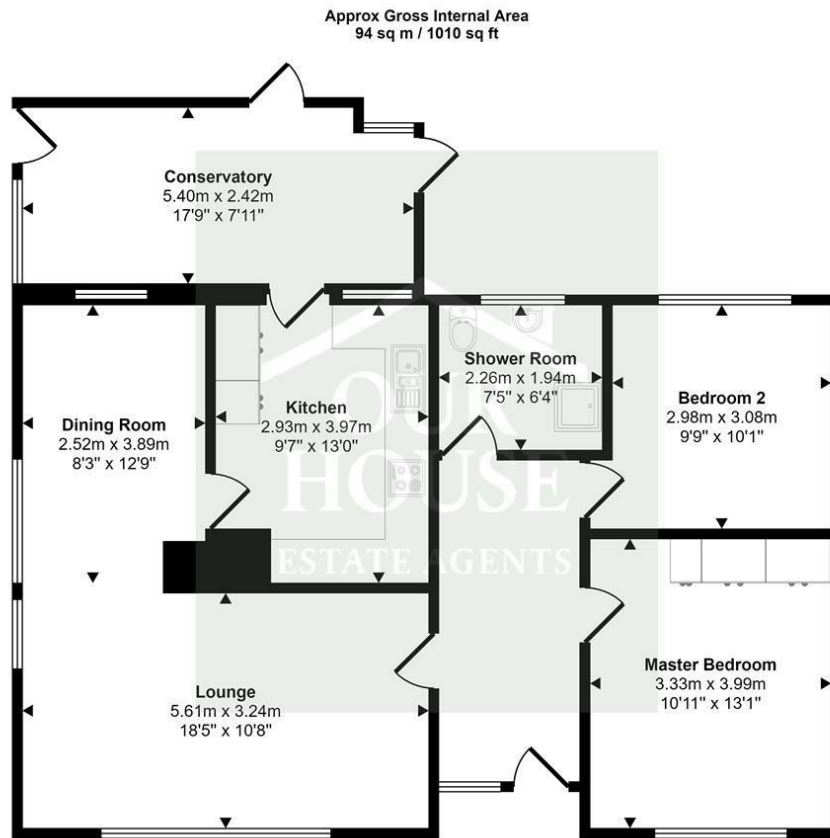
Rear Garden

paved area, fenced boundaries and planted borders.

Garage

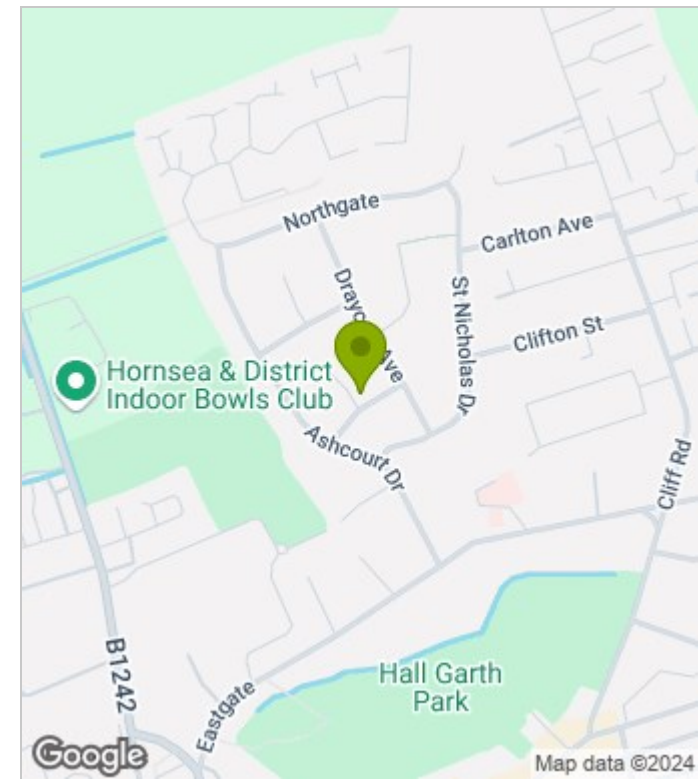
Attached to conservatory, up and over door, light points.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk