



## Cadix Nutana Avenue, Hornsea, HU18 1JU

### £158,500

**\*\*CHAIN FREE \*\***

Our House are happy to present this true, two bedroom bungalow situated in an ideal location for a quiet hideaway in the seaside town of Hornsea.

In need of a full renovation and priced to sell, this Bungalow has the potential to be the perfect seaside home.

Briefly comprises; Lounge, Breakfast Kitchen, Dining Room, two double bedrooms and bathroom. Externally you will find a private driveway, front and rear gardens and garage.

Call Our House on 01964 532121 for more information.

EPC - E  
Council Tax - C  
Tenure - Freehold

### Front Garden

Laid to lawn with hedge boundaries. Driveway leading to garage with parking for one vehicle.

### Entrance Hall

Entrance Door

### Lounge

14'10" x 14'5" (4.54 x 4.4)

Front aspect window with beamed ceiling. Gas fire with stone fireplace and panelled chimney breast. Original timber floorboards. Radiator.

### Dining room

16'11" x 11'9" (5.17 x 3.59)

Patio doors to garden, coving to ceiling, laminate flooring and radiator.

### Breakfast Kitchen

14'10" x 11'8" (4.53 x 3.57)

One, side aspect window and two to the rear. Door leading to the rear and panelled walls. Fitted wall and base units with work surfaces. Single drainer, stainless steel bowl sink. Gas hob and built in electric cooker. Tiled Flooring.

Space for fridge freezer and under counted freezer, space and plumb for washing machine.

### Inner Hall

Storage Cupboard.

### Master Bedroom

12'9" x 10'10" (3.9 x 3.31)

Front aspect window with built in wardrobes and radiator. Carpeted flooring.

### Bedroom Two

11'3" x 8'6" (3.44 x 2.61)

Side aspect window with built in wardrobes, carpeted flooring and radiator.

### Bathroom

6'10" x 6'3" (2.1 x 1.93)

Side aspect window, wash hand basin, W.C, panelled bath, fully tiled walls and radiator.

### Rear Garden

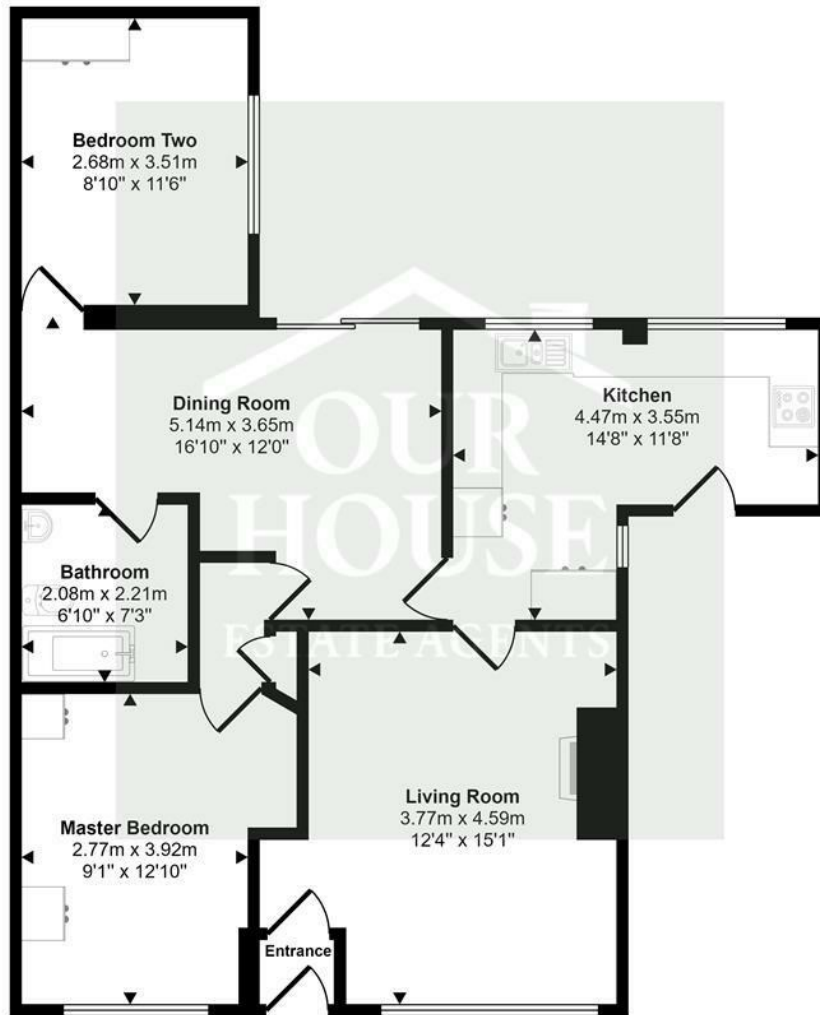
Laid mainly to lawn with fenced boundaries, shrubs and fruit trees.

### Garage

Barn style doors, light points.

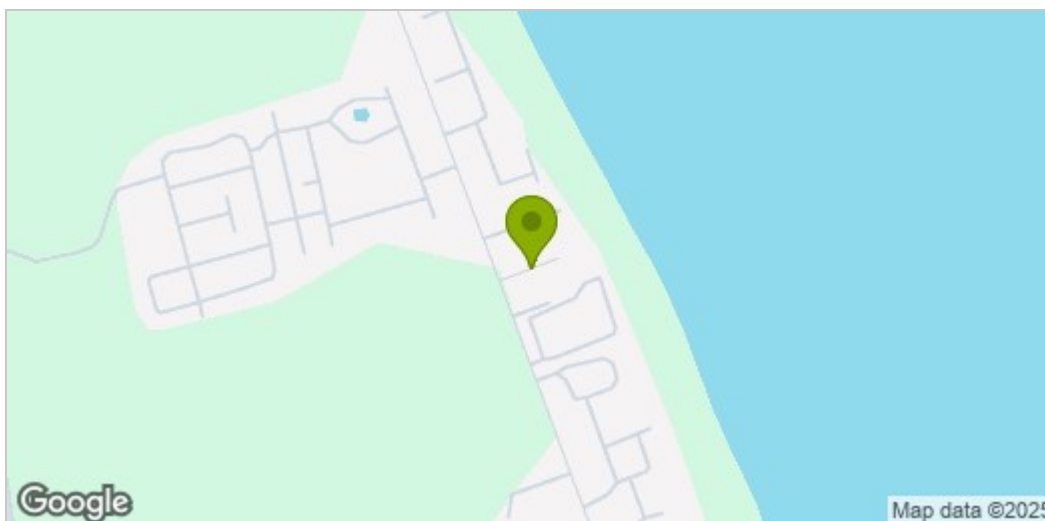


Approx Gross Internal Area  
76 sq m / 818 sq ft



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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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