



## 27 Windham Crescent

, Wawne, HU7 5XW

£160,000





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## Summary

Offered for sale with NO ONWARD CHAIN is this true bungalow, situated on a quiet cul-de-sac in the desirable village of Wawne.

Having benefitted from re-decoration and a new bathroom by the current owner, the property boasts two double bedrooms, spacious lounge, modern kitchen, off street parking AND garage.

With UPVC double glazing and electric heating, the property briefly comprises; all on one level, entrance vestibule to the front, lounge, modern kitchen with range of base and wall mounted units, two bedrooms, both with fitted wardrobes and the bathroom with a three-piece suite in white.

Externally, the property has parking to the front, shared driveway to side, single garage to the rear with lighting and power and enclosed garden to the rear.

Viewing essential and can be arranged via our office!

## Ground Floor:

### Entrance

Entry into vestibule to the front via UPVC double glazed door, opening into:

### Living Room

16'4" x 11'10" (4.99m x 3.62m)

Spacious lounge with UPVC double glazed bow window to the front, electric fire and carpet flooring.

## Kitchen

10'8" x 8'7" (3.27m x 2.62m)

With UPVC double glazed window to the side and rear, UPVC double glazed door to the garden. Fitted with a range of base and wall mounted units, laminated worktops and tiling to splashback areas, inset stainless steel sink unit, inset gas hob with extractor over and electric oven below and electric wall mounted panel heater.

## Bedroom One

11'8" x 9'10" (3.57m x 3.02m)

With UPVC sliding doors to the rear garden. Fitted with wardrobes and a storage cupboard, carpet flooring and wall mounted electric heater.

## Bedroom Two

11'11" x 8'8" (3.65m x 2.66m)

With UPVC double glazed window to the side, fitted wardrobes for storage, carpet flooring and electric heater.

## Bathroom

8'2" x 5'5" (2.50m x 1.66m)

With two UPVC double glazed windows to the side. Bathroom fitted with a three-piece suite in white, comprising panelled bath with shower over, sink with vanity unit and low level WC. With electric heated towel rail and UPVC cladding to the splashback areas.

## Outside

Externally, to the front is off street parking and gravelled garden area, to the side is a shared driveway which leads to the garage. To the rear is

Tel: 01482 322411

an enclosed garden with lawn and gravelled area for seating.

### Garage

With up and over door to the front, window to the side, lighting and power and workbench.

### Council Tax Band

We have been advised the property is council tax band B, payable to East Riding of Yorkshire Council.

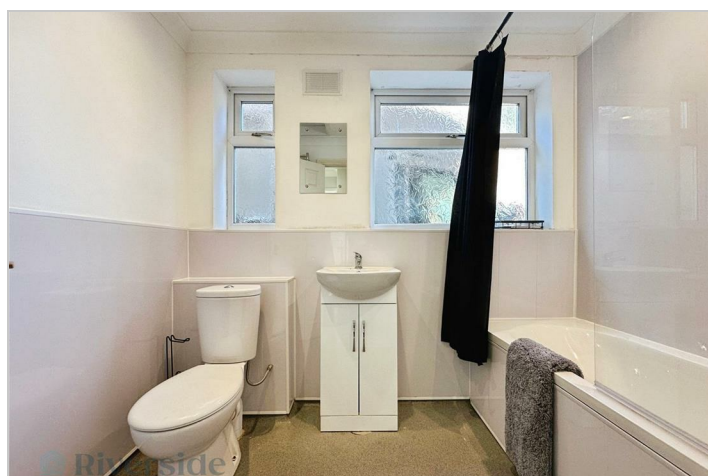
### ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



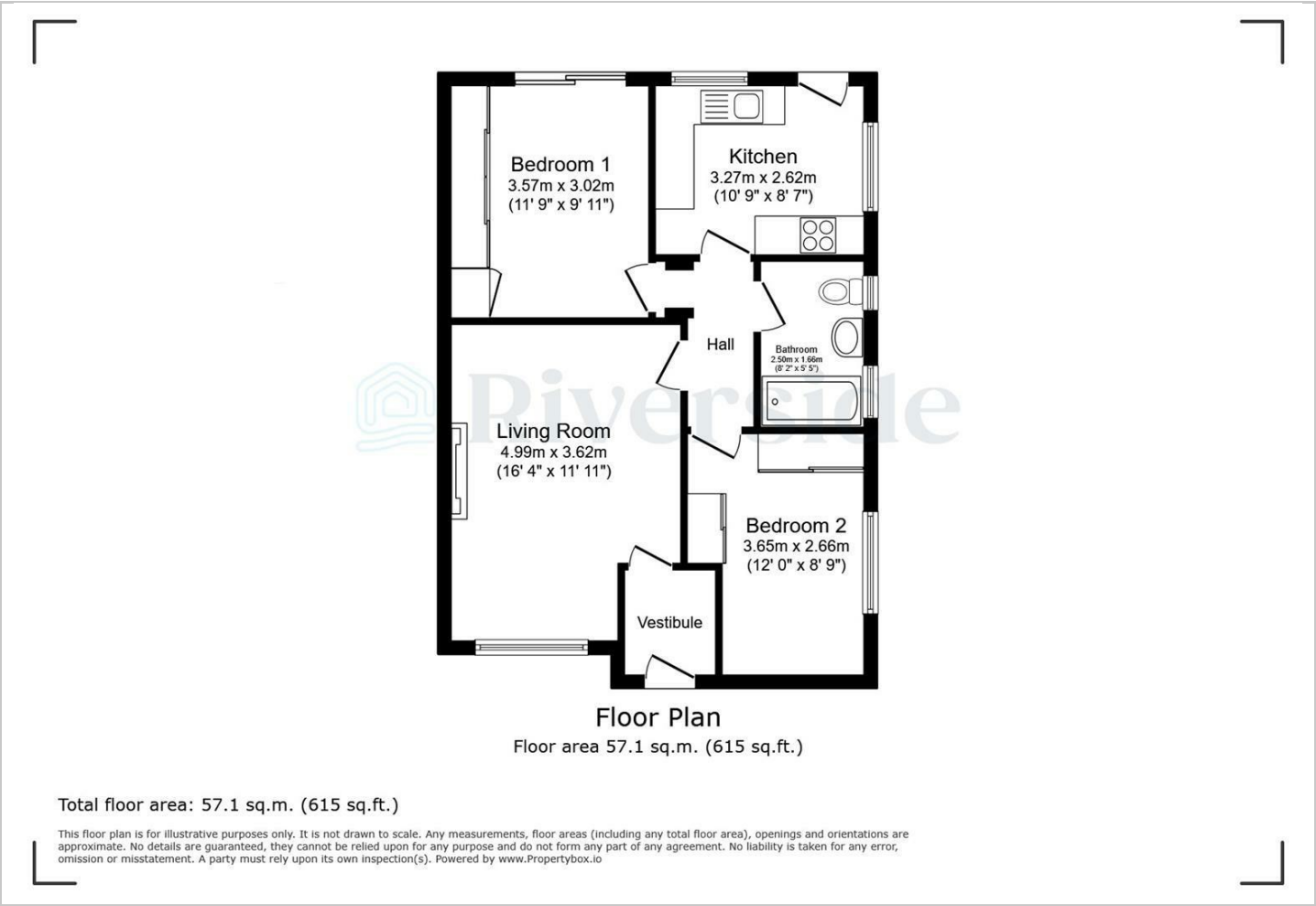
Hybrid Map



Terrain Map



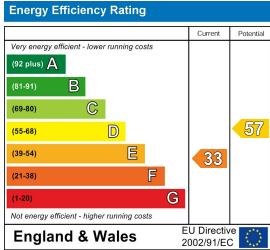
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.