



86 Curzon Avenue Cleethorpes, North East Lincolnshire DN35 9HQ

Located within this popular position close to Davenport Drive being ideally placed for local amenities and bus services is this THREE BEDROOM SEMI DETACHED BUNGALOW. The accommodation offers :- entrance hall, lounge, kitchen, three bedrooms and wet room. The driveway provides off street parking restricted access to the garage. The property benefits from gas central heating system and double glazing. Low maintenance gardens. Offered with NO FORWARD CHAIN early viewing is highly recommended.

£150,000

- POPULAR POSITION
- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- WET ROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- OFF STREET PARKING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE PORCH

Approached via a double glazed side entrance door into the porch with additional double glazed entrance door leading into the hall.

HALLWAY

Decorative dado rail and wall light pints. Coving to the ceiling with access to the loft space.

LOUNGE

14'5" x 10'4" (4.40m x 3.17m)

Double glazed bay window to the front. Ornate fire surround with gas fire (disconnected). Decorative dado rail and coving to the ceiling. Radiator.



LOUNGE

Additional photo



KITCHEN

11'3" x 9'11" (3.45m x 3.03m)

Fitted with a range of wall and baser units with glazed display units, contrasting work surface incorporating the stainless steel sink unit with mixer tap. Ceramic tiled splash backs. Built in oven and gas hob with extractor unit over. Plumbing for a washing machine. Double glazed windows to the side and rear. Double glazed door with access to the rear garden. Coving to the ceiling. Radiator.



KITCHEN

Additional photo



BEDROOM 1

12'5" x 10'5" (3.80m x 3.20m)

Double glazed window to the rear. Decorative dado rail and coving to the ceiling. Radiator.



BEDROOM 2

10'3" x 10'2" (3.14m x 3.11m)

Double glazed window to the front. Coving to the ceiling. Radiator.



BEDROOM 3

7'8" x 6'10" (2.36m x 2.09m)

Double glazed window to the side. Coving to the ceiling. Radiator.



WET ROOM

7'0"n x 6'6" (2.14mn x 2.00m)

Having a drain away flooring. Fully tiled walls with electric shower, wall hung wash hand basin and w/c. Double glazed window to the side, radiator.



OUTSIDE



GARDENS

The front garden stands behind a brick wall with double wrought iron gates, being concreted with fencing either side. Driveway provides off street parking, restricted access to the garage by the ramp. The rear garden has been concreted with block detail, boundaries are fenced.



GARDENS

Additional photo



GARAGE

A single garage.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band B

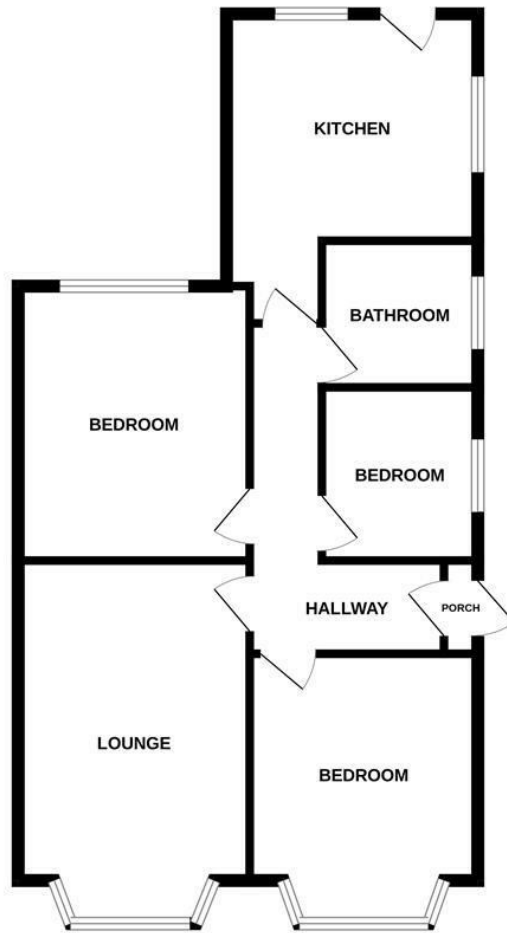
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

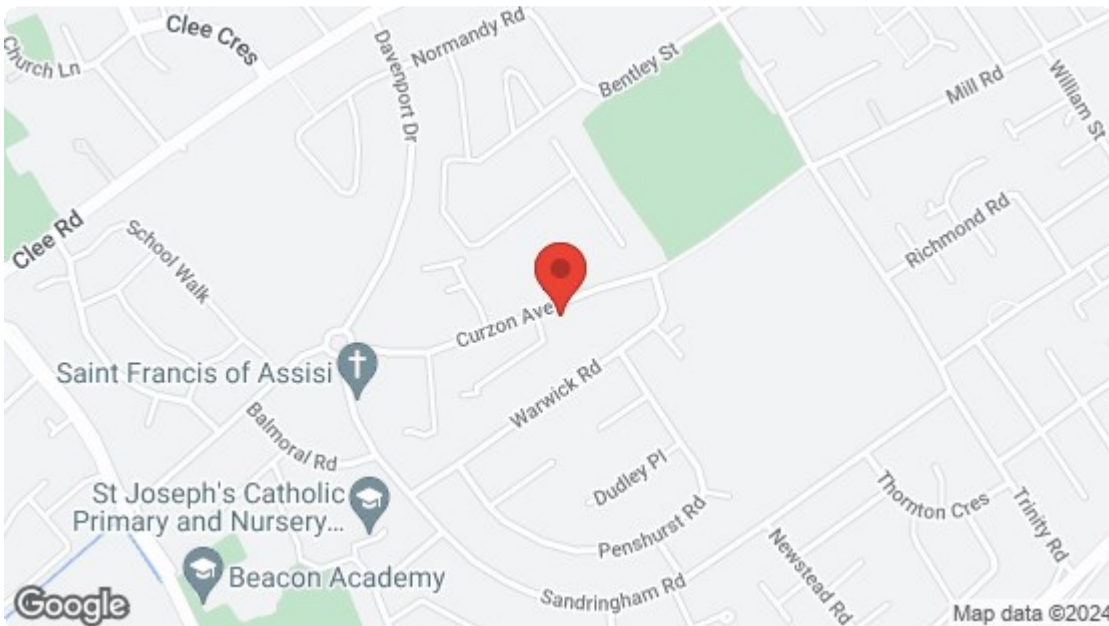
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.