



18 Bradley Road Waltham, North East Lincolnshire DN37 0XA

We are delighted to offer for sale this superb THREE BEDROOM SEMI DETACHED BUNGALOW located in the very popular village of Waltham which has an array of excellent facilities including shopping, cafe bars, restaurants etc. The accommodation includes: entrance hallway, spacious lounge, kitchen, three bedrooms and bathroom. Gas central heating system. Double glazing. Front and rear gardens. Driveway providing ample off street parking leading to the detached garage. Offered with NO FORWARD CHAIN early viewing is highly recommend.

Chain Free £210,000

- SUPERB SEMI DETACHED BUNGALOW
- SPACIOUS LOUNGE
- KITCHEN
- THREE BEDROOMS
- BATHROOM
- FRONT AND REAR GARDENS
- DRIVE AND GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE HALL

Approached via a double glazed side entrance door leads into the spacious hall. Fitted airing cupboard housing the hot water cylinder. Coving to the textured ceiling with access to the loft space. Radiator. Security alarm key pad.

LOUNGE

16'5" x 11'11" (5.01m x 3.65m)

This spacious room featuring a granite style fire surround with living flame effect gas fire. Wall light points and coving to the textured ceiling. Radiator.



LOUNGE

Additional photo



KITCHEN

12'9" x 10'10" (3.89m x 3.32m)

Fitted with a range of wall and base units in an oak finish with contrasting work surface incorporating the one and half bowl sink unit with mixer tap. Ceramic tiled splash backs. Electric cooker point with extractor unit, plumbing for a washing machine, space for a fridge and a freezer. The cooker and washing machine are included in the sale. Concealed within a cupboard is the gas central heating boiler. Radiator. Coving to the textured ceiling. Double glazed to the rear. Double glazed door to the side.



KITCHEN

Additional photo



BEDROOM 1

11'10" x 7'10" to the front of the wardrobes (3.61m x 2.41m to the front of the wardrobes)

Fitted with a good range of bedroom furniture comprising of wardrobes, drawers, illuminated vanity mirror and TV ariel within the central unit. Double glazed window to the front, radiator. Coving to the textured ceiling with down lights.



BEDROOM 1

Additional photo



BEDROOM 2

10'5" x 8'8" to the front of the wardrobes (3.20m x 2.65m to the front of the wardrobes)

Fitted with a good range of bedroom furniture comprising of wardrobes, drawers, illuminated vanity mirror and TV ariel within the central unit. Double glazed window to the rear, radiator. Coving to the textured ceiling with down lights.



BEDROOM 2

Additional photo

BEDROOM 3

9'4" x 7'9" (2.86m x 2.38m)

Double glazed window to the side, radiator. Coving to textured ceiling.



BATHROOM

Fitted with a white suite comprising of bath with mains supply shower over and folding glazed screen. Wash hand basin and low flush w/c inset into dedicated vanity unit. Illuminated mirror. Fully tiled walls. Tiled floor. Double glazed window to the side. Radiator.



OUTSIDE



GARDENS

The property stands well back from the road with a neat lawn with planted borders to the front and side. Brick wall to the front and side. Double wrought iron gates lead to the driveway providing ample off street parking with fencing to the side. The rear garden is low maintenance being paved with graveled border to the side and rear. Boundaries are fenced. Outside hot and cold taps. External lights.



GARDENS

Additional photo



GARAGE

a detached brick garage with a remote controlled roller door. Double glazed window to the side, double glazed door to the side.

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 & EPC RATING

Council Tax Band - B

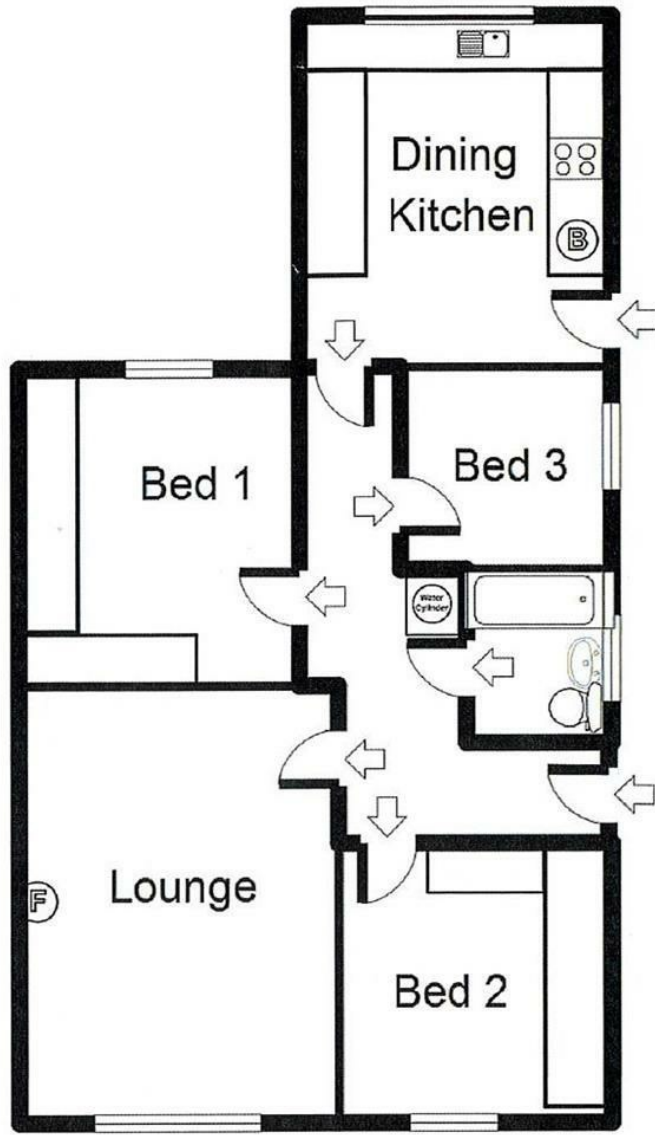
EPC - D

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		63	
(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.