



24 St. Christophers Road Humberston, DN36 4EB

Located within this sought after village Humberston having a good level of amenities including well regarded schools is this THREE BEDROOM semi detached bungalow. The accommodation requires a scheme of modernisation comprises :- entrance porch, hall, lounge, dining room, kitchen, three bedrooms and bathroom. Driveway providing off street parking. Gas central heating system and double glazing. Early viewing is recommended offered with NO FORWARD CHAIN.

£169,950

- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE PORCH

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

HALL

Decorative plate rack, coving to the ceiling. Radiator.



LOUNGE

13'5" x 10'8" (4.09m x 3.27m)

Featuring a fire surround in a wood finish with gas fire servicing the back boiler. Double glazed window to the front, radiator. Coving to the ceiling.



LOUNGE

Additional photo



DINING ROOM

9'4" x 9'4" (2.87m x 2.86m)

Wall mounted cupboard. Radiator.



DINING ROOM

Additional photo



KITCHEN

8'7" x 7'7" (2.62m x 2.32m)

Fitted with wall and base units in a wood finish with glazed display units, marble effect work surface with stainless steel sink unit with mixer tap. Electric cooker point, space for a fridge and a freezer, plumbing for a washing machine. Double glazed window to the rear, radiator. double glazed door to the side.



KITCHEN

Additional photo



BEDROOM 1

12'10" x 11'4" (3.92m x 3.47m)

Double glazed window, radiator, coving to the ceiling.



BEDROOM 1

Additional photo



BEDROOM 2

9'11" x 9'4" (3.03m x 2.87m)

Double glazed window, radiator, coving to the ceiling. Fitted airing cupboard housing the hot water cylinder.



BEDROOM 2

Additional photo



BEDROOM 3

11'5" x 6'7" (3.48m x 2.03m)

Double glazed window, radiator.



BATHROOM

6'9" x 5'5" (2.08m x 1.66m)

Fitted with a bath having a mixer tap and side panel in a wood finish, pedestal wash hand basin and low flush w/c. Fully tiled walls. Double glazed window to the side. Radiator. Coving to the ceiling with access to the loft space.



OUTSIDE



GARDENS

The front garden stands behind a fence being graveled for ease of maintenance. A metal gate gives access to the driveway and rear garden. The rear garden has a grassed area, a graveled bed and a paved seating area. Boundaries are fenced, Garden shed.



GARDENS

Additional photo

DRIVEWAY

Providing off street parking.

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 -

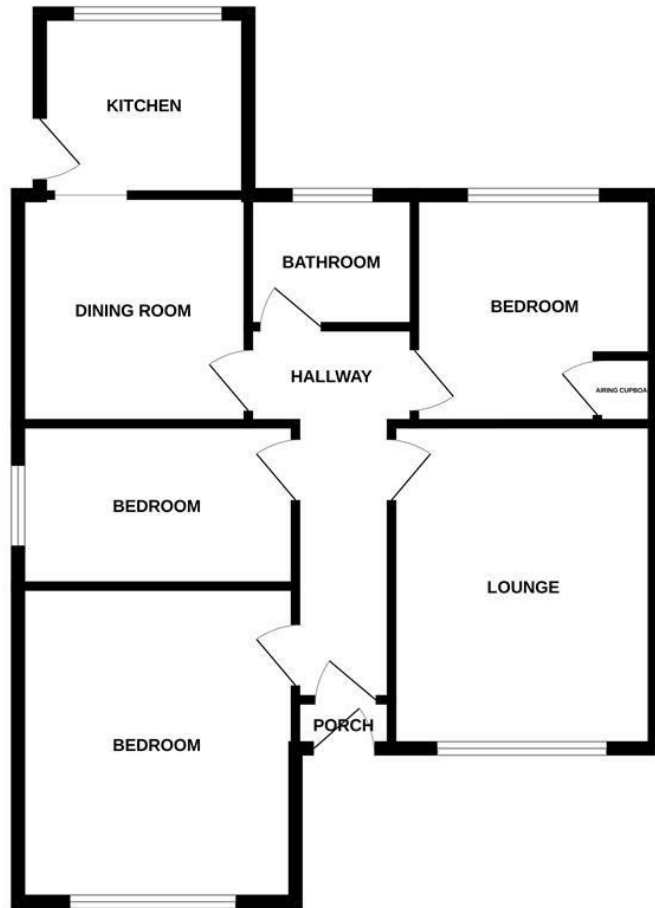
VIEWING ARRANGEMENTS

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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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.