



38 Charles Drive
Goole, DN14 6RJ

Asking Price Of £250,000

Property Features

- Extended Detached Bungalow in popular location
- 20' Lounge & 16' Dining Kitchen
- 3 Double Bedrooms & Wet Room
- Gas CH, UPVC DG, Garage & Gardens
- Within walking distance of Town Centre amenities

Full Description

SITUATION

The property will be found on the left hand side of Charles Drive when approached via Western Road and Cobbler Hill from the A645 Airmyn Road.

THE PROPERTY

This consists of an extended Detached Bungalow being situated in a popular location towards the northern edge of the Inland Port Town of Goole yet still within easy reach of all local amenities. The spacious accommodation presently comprises:-

ACCOMMODATION

SIDE ENTRANCE PORCH

UPVC door leading to:

HALLWAY

Built in cloaks and shoe cupboard.

LOUNGE 20' 0" x 16' 0" (6.1m x 4.88m)

Oak Adam style fireplace housing electric fire. Bow window to front, 2 radiators and French doors leading to the rear garden.

DINING KITCHEN 16' 0" x 10' 6" (4.88m x 3.2m)

Range of units comprising sink unit, base units with worktops, drawers, wall cupboards and larder unit. Built in oven and ceramic hob with extractor over. Plumbing for auto washer. Radiator, fan light, part ceramic tiled walls and UPVC door to side.

SIDE BEDROOM 12' 0" x 11' 3" (3.66m x 3.43m)

Range of built in wardrobes, cupboards and bedside cabinets. Radiator.



REAR BEDROOM 12' 0" x 11' 3" (3.66m x 3.43m)

Radiator and French doors leading to the rear garden.

REAR BEDROOM 10' 3" x 8' 9" (3.12m x 2.67m)

Radiator.

WET ROOM

White suite comprising shower, pedestal washbasin and low flush WC. Radiator, part ceramic tiled walls and electric heater.

TO THE OUTSIDE

Concrete sectional GARAGE with double doors to front, power laid on, personal door to side and gated driveway from Charles Drive.

Lawned Gardens to front and rear together with Pergola, patio area and greenhouse to rear.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

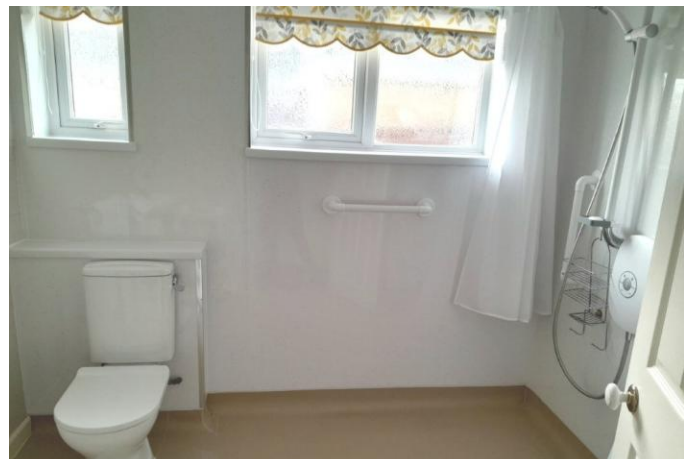
It is understood that the property is in Council Tax Band C, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.