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**HPS**  
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ESTATE AGENTS



## Carrington Avenue Hornsea, HU18 1JQ

\*\*\*AUCTION: NO ONWARD CHAIN\*\*\*

Situated in the tranquil surroundings of Carrington Avenue, Hornsea, this charming detached bungalow offers a perfect blend of comfort and convenience. The property boasts good-sized rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring a welcoming atmosphere throughout.

One of the standout features of this home is its low-maintenance gardens, allowing you to enjoy the beauty of outdoor space without the burden of extensive upkeep. This is ideal for those who prefer to spend their time enjoying the surroundings rather than tending to them.

Additionally, the property includes a garage with a shared drive, providing practical parking solutions while maintaining a sense of community in this quiet street. The peaceful location enhances the appeal, making it a perfect retreat from the hustle and bustle of everyday life.

Whether you are looking to downsize, seeking a first home, or simply desiring a serene environment, this bungalow presents an excellent opportunity. With its desirable features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.

Being Sold by Online Auction Starting Bids from: £55,000 Buy it now option available

Please call or visit GoTo Online Auctions for more information.

Viewing is highly recommended

EPC rating- D, Council tax band-B, Tenure- Freehold

## By Auction £150,000

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#### Entrance Hall

5'1" x 4'1" (1.55 x 1.27)

Double glazed entrance door, windows to front, electric radiator and carpet leads to bedroom and living room.

#### Living Room

12'9" x 11'10" (3.91 x 3.61)

Flame effect electric fire, hearth and surround, are a feature of this airy room with windows to the front and side. A radiator, TV point, carpeted floorinf boasting an archway leading to kitchen.

#### Sitting Room

17'10" x 9'8" (5.45 x 2.97)

A delightful room with windows to rear overlooking the garden, it benefits from a radiator, wall lights, window to hall, plus laminate flooring laminate flooring.

#### Sun Lounge

14'2" x 9'10" (4.32 x 3)

With windows to side and rear this room is a delight to relax with views of the garden. It is complimented with a TV point, laminate tile effect flooring plus a radiator, and a double glazed glass door.

#### Kitchen

13'9" x 9'10" (4.21 x 3.02)

A well equipped kitchen with wall and base units, plenty of work surfaces, stainless steel 1 1/2 sink unit and drainer complimented with a mixer tap. An extractor hood as well an electric cooker, space for washing machine. Part tiled walls plus splashback and laminate flooring add style, window to side creates natural light. The combi boiler housed in a cupboard, while the open plan stairs leading to the first floor add character.

#### Hallway

10'1" x 3'4" (3.08 x 1.02)

A spacious hall boasting coving to ceiling plus laminate flooring, leading to the sitting room, sun room, bedroom and bathroom.

#### First Floor Landing

6'7" x 2'11" (2.03 x 0.91)

Accessed by the open plan wooden stairs leading to loft space and bedroom.

#### Master Bedroom (ground floor)

11'4" x 9'9" (3.46 x 2.98)

A delightful room with a window to the rear with views of the garden, fitted wardrobes create plenty of storage space, The dado rail, carpeted flooring and coved ceiling add elegance to this room .

#### Bedroom 2

9'11" x 10'10" (3.03 x 3.32)

Based on the ground floor complimented by a window overlooking the front garden, boasting dado rail, a radiator and dressed with carpeted flooring.

#### Loft space

10'0" x 9'8" (3.05 x 2.95)

Built in the eaves with light fittings and carpeted flooring plus a door.

#### Bedroom 3

10'0" x 8'10" (3.07 x 2.70)

Built in the roof space boasting carpeted flooring with Velux window creating natural light.

#### Bathroom (Ground Floor)

8'4" x 9'4" (2.55 x 2.86)

Four piece suite, consisting of panelled bath with shower, pedestal hand wash basin, low level WC, and a bidet. Complimented with a step in shower cubicle and extractor. Tiled walls and flooring add style to this room. The window to side creates a light airy room.

#### About Us (Paragraph)

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

#### Disclaimer (Paragraph)

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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#### Valuations (Paragraph)

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

#### Auctioneers Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the

transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 5% of the purchase price including VAT and a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

#### Auctioneers Disclaimer

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• \*\*\*AUCTION: No Onward Chain\*\*\*

• Located in a quiet street within walking distance to town

• Must be viewed to see the potential

• Buyers fees apply

• Delightful bungalow close to the sea

• Spacious bedrooms on the ground floor

• Buy it now option available

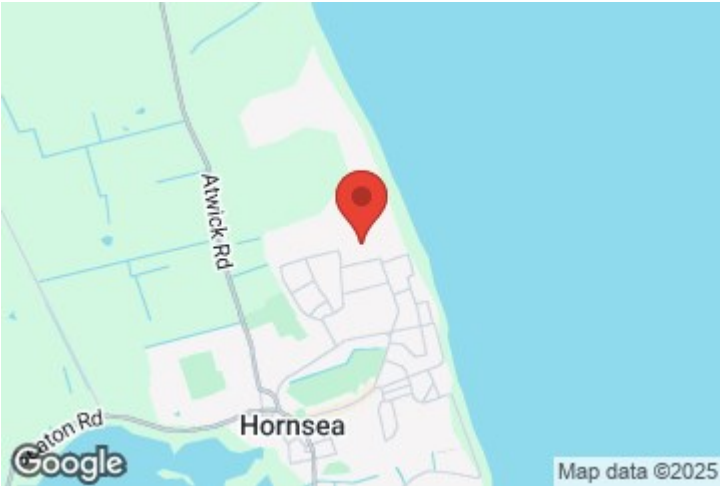
• Shared drive leading to the garage

• Bigger than most bungalows

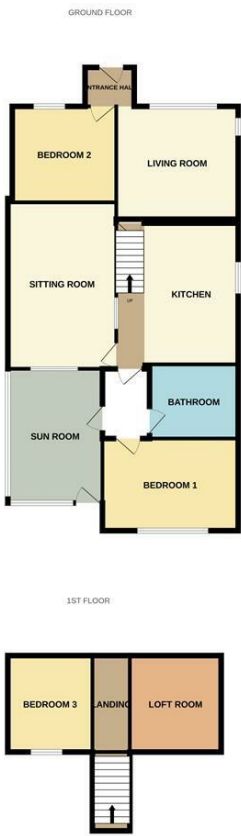
• Please call or visit Goto Online Auctions for more information.







Floor Plan



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			
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	