



Meadow Lane, Newport, HU15 2QN
£160,000

Philip
Bannister
Estate & Letting Agents

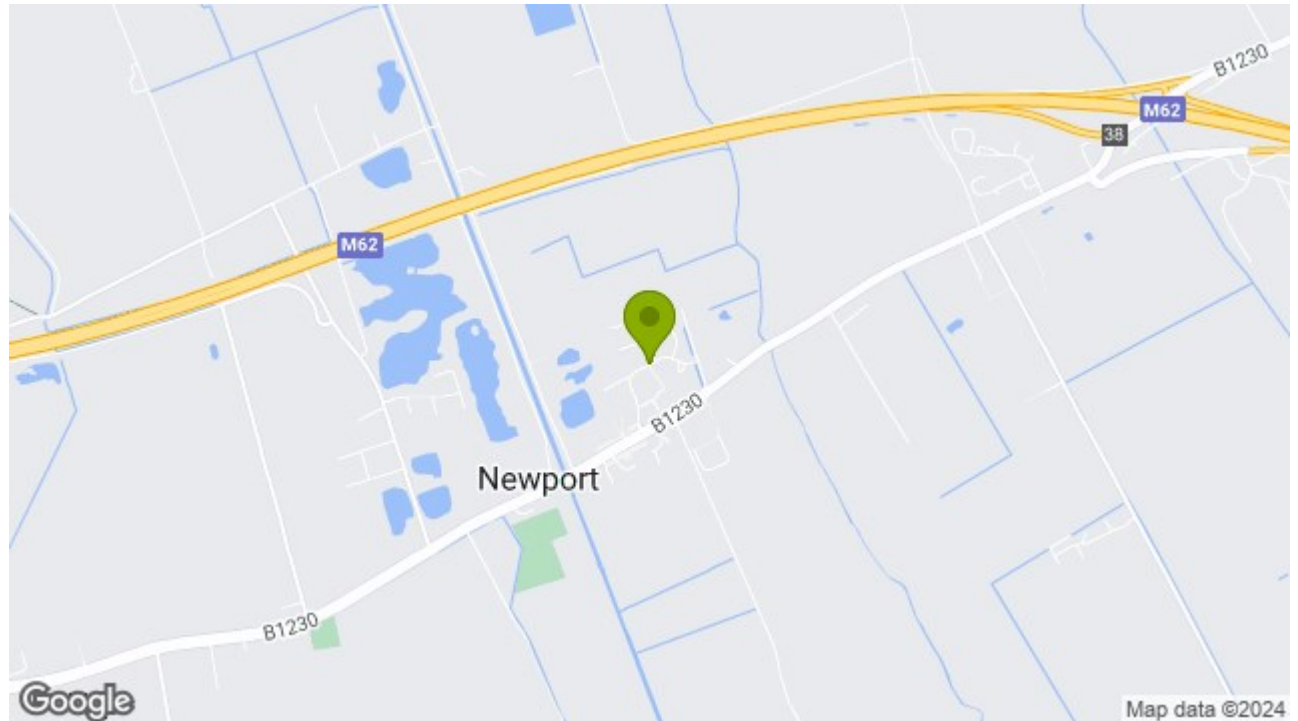
Meadow Lane, Newport, HU15 2QN

This delightful 2-bedroom semi-detached true bungalow, conveniently located close to the heart of the village, is offered with no onward chain. The property features a welcoming entrance hall, a spacious front-facing lounge, a functional kitchen, a bathroom, and two generously-sized double bedrooms. The exterior boasts low-maintenance gardens at both the front and rear. A driveway extends from the front to the side of the property, leading to a garage, providing ample off-street parking. Additionally, the bungalow benefits from eco-friendly solar panels* installed on the front roof elevation, enhancing its appeal and energy efficiency.

Key Features

- NO CHAIN
- Semi-Detached True Bungalow
- Close To The Centre Of The Village
- Spacious Front Facing Lounge
- 2 Double Bedrooms (1 Fitted)
- Driveway & Garage
- Low Maintenance Gardens
- Solar Panels*
- EPC = C
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	80	
(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	





ACCOMMODATION

The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL

Accessing the property through a residential entrance door. There is a built-in cupboard and an internal door to:

LOUNGE

15'10 x 12'8 (4.83m x 3.86m)

A spacious front facing reception room with a feature fireplace including a wooden mantle and tiled backplate. There is a picture window to the front elevation.

KITCHEN

10'7 x 7'10 (3.23m x 2.39m)

The kitchen is fitted with a range of wall and base units, contrasting worksurfaces and a tiled splashback. A stainless steel sink unit sits beneath a window to the side elevation and there is space for an under counter fridge, freezer and plumbing for a washing machine.

INNER HALLWAY

With access to:

BEDROOM 1

13'2 x 9'7 (4.01m x 2.92m)

A good sized double bedroom with a range of fitted furniture to include wardrobes, bedside cabinets, overhead storage and matching drawers. There is a window to the rear.

BEDROOM 2

7'11 x 11' (2.41m x 3.35m)

A second double bedroom or sitting room, with sliding patio doors opening to the rear garden.

BATHROOM

The well appointed bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath. There are half tiled walls, a window to the side elevation and a built-in cupboard.

OUTSIDE

FRONT

To the front of the property there is a gravelled garden and a footpath leading to the property.

REAR

The rear garden is hard landscaped and designed for low maintenance with a patio adjoining the property, low level wall leading to a further patio with gravelled borders.

DRIVEWAY & GARAGE

A driveway to the front of the property continues to the side and offers excellent parking. The driveway in turn leads to a pre-fabricated garage.

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property. There is an oil tank to the rear of the garage.

CENTRAL HEATING - The property has the benefit of a oil fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

CONNECTIVITY - There is no internet connection at the property.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

SOLAR PANELS

*The property is installed with solar panels to the front roof elevation. We understand that the solar panels are leased on a 25 year agreement with A Shade Greener from 28th August 2013.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

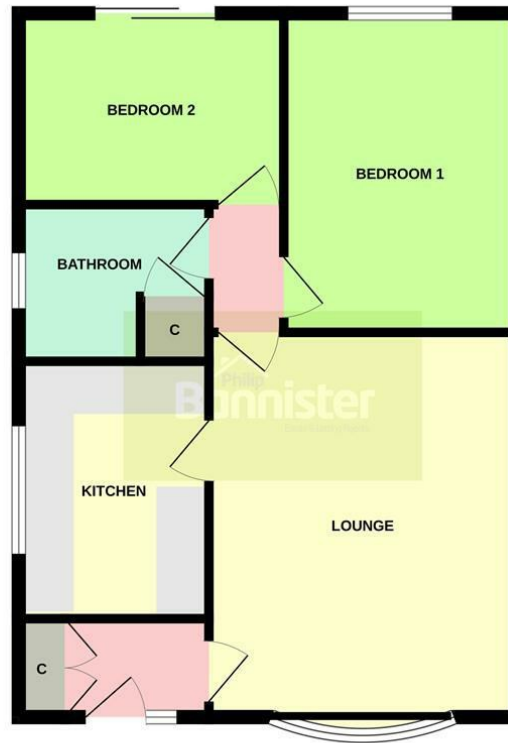
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200; Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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