



colin ellis

Cornelian Avenue, Scarborough, YO11 3AN

This delightful detached bungalow offers a perfect blend of comfort and modern living. With three bedrooms, this property is ideal for families, couples or those seeking peaceful living by the coast.

The bungalow has been recently redecorated, ensuring a fresh and contemporary feel throughout. The newly installed shower room is also an added benefit. In addition to this the property has been rewired, providing peace of mind with modern electrical standards.

Outside, the rear garden offers a lovely outdoor space and to the front of the property a low maintenance garden with a delightful glimpse of the sea, driveway and garage.

This bungalow is not only a comfortable living space but also a wonderful opportunity to embrace the coastal lifestyle that Scarborough has to offer. With its excellent location, thoughtful updates and no onward chain this property is sure to attract a variety of buyers. Don't miss the chance to make this lovely bungalow your new home.

Guide Price £350,000



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PROPERTY DESCRIPTION

The property briefly comprises; Vestibule leading into the spacious central hallway with doors leading off to a large L shaped living room with dual aspect windows and door leading out onto a balcony and steps down to the rear garden, kitchen with a range of fitted cupboards and door leading out onto a balcony and steps down to the rear garden, three good size bedrooms, a recently renovated shower room with walk in shower and a separate WC. The property also benefits from a boarded loft.

LIVING ROOM

3.27 x 5.62 (10'8" x 18'5")

KITCHEN

3.90 x 2.83 (12'9" x 9'3")

BEDROOM

3.20 x 2.41 (10'5" x 7'10")

BEDROOM

3.19 x 3.00 (10'5" x 9'10")

BEDROOM

2.95 x 2.38 (9'8" x 7'9")

BATHROOM

1.68 x 1.79 (5'6" x 5'10")

WC

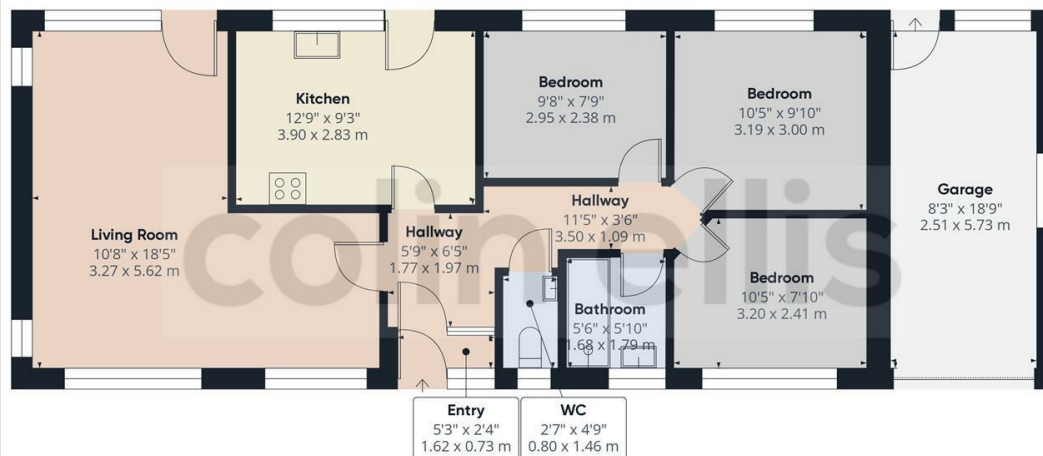
0.80 x 1.46 (2'7" x 4'9")

GARAGE

2.51 x 5.73 (8'2" x 18'9")







Approximate total area[®]
960.9 ft²
89.27 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

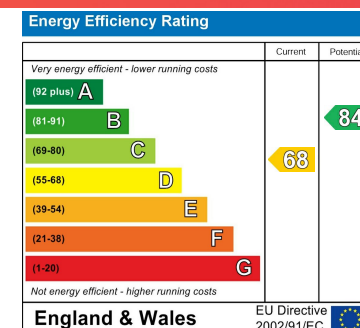
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Cornelian Avenue - 18699523

Council Tax Band - D

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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