



## 65 Bampton Oval, Bridlington, YO16 7HW

Price Guide £155,000





# 65 Bempton Oval

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Welcome to the residential area of Bempton Oval, Bridlington. A two bedroom semi-detached bungalow that presents an excellent opportunity for those looking to downsize.

The bungalow is well presented throughout, ensuring that you can move in with ease and start enjoying your new surroundings immediately. The private parking area adds practicality of this lovely home.

Situated just off Marton Road, the location offers easy access to local shops, a chemist, and convenient bus service routes, making daily errands and commuting a breeze.

With no ongoing chain, this property is ready for you to make it your own.

Don't miss the chance to make this charming bungalow your new home.

### Entrance

Upvc double glazed door into inner lobby.

### Lounge:

10'9" x 12'4" (3.30 x 3.77m)

A spacious front facing room, electric fire with tiled inset and wood surround. Built in storage cupboards, upvc double glazed window, upvc double glazed bay window, central heating radiator and staircase to first floor.

### Kitchen:

10'9" x 5'6" (3.30 x 1.70m)

Fitted with a range of base and wall units, composite one and a half sink unit, part wall tiled, gas combi boiler,

plumbing for washing machine, upvc double glazed window and central heating radiator.

### Dining room:

9'3" x 9'1" (2.83 x 2.79m)

A rear facing room, upvc double glazed window, central heating radiator and upvc door onto the rear garden.

### Bedroom:

10'10" x 10'10" (3.32 x 3.32m)

A rear facing double room, single glazed timber framed window and central heating radiator.

### Bathroom:

6'1" x 5'5" (1.87 x 1.67m)

Comprises shower cubicle with plumbed shower, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

### First floor:

### Bedroom:

10'4" x 11'10" (3.15 x 3.63m)

A side facing double room, apex ceiling, built in storage cupboard, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a walled pebbled garden, To the side elevation is a private block paved driveway for parking. Gated side access to the rear garden. To the rear of the property is a private paved garden.

## Notes:

Council tax band: A.

## Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done

before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



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[Hybrid Map](#)
[Terrain Map](#)

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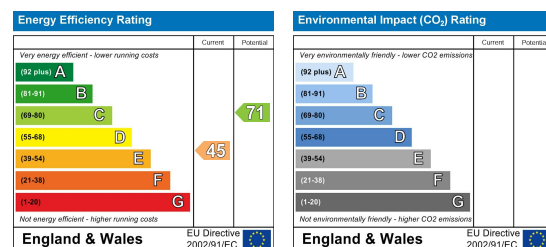


## Floor Plan



## Viewing

Please contact our Nicholas Belt Office  
on 01262 672253 if you wish to arrange a viewing appointment for this property  
or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.