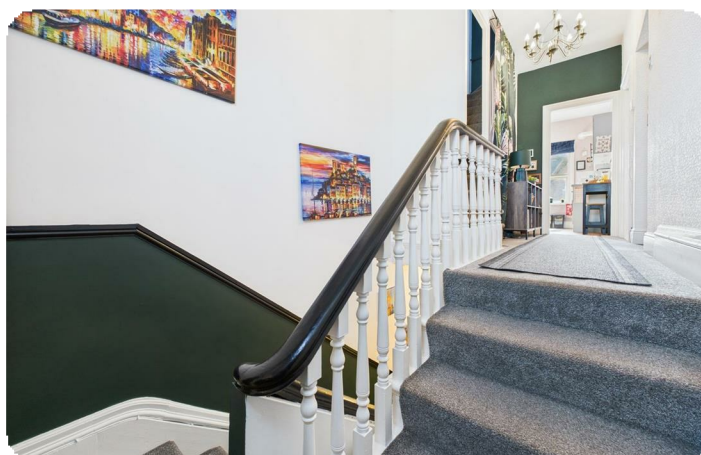
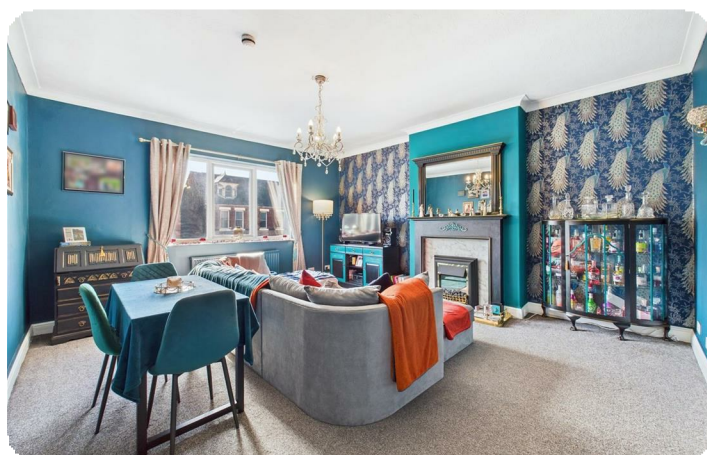




Flat 5, 11 Victoria Road, Bridlington, YO15 2BW

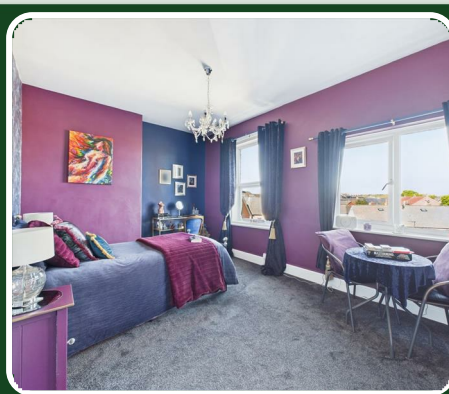
Price Guide £129,950



Flat 5, 11 Victoria Road

Bridlington, YO15 2BW

Price Guide £129,950



A deceptively spacious three bedroom maisonette convenient for town amenities. Also close to Tesco/supermarket, post office, short cut to Dukes Park cricket and recreation ground with bowls, tennis. The North foreshore is approx third of a mile away.

The property comprises: communal entrance to staircase to second floor, kitchen, spacious lounge, four bedrooms and bathroom. Upvc double glazing and gas central heating. The property is freehold.

Communal entrance:

Door into communal entrance hall and staircase to first floor.

Entrance:

Door into inner lobby, staircase to the second floor. A spacious landing, central heating radiator.

Lounge:

16'10" x 14'11" (5.14m x 4.57m)

A spacious front facing room, electric fire in a period surround, upvc double glazed bay window and central heating radiator.

Kitchen:

10'7" x 7'1" (3.25m x 2.16m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, part wall tiled, gas combi boiler and upvc double glazed window.

Store:

15'10" x 5'4" (4.83m x 1.64m)

A useful storage area leads into:

Bedroom:

13'2" x 6'11" (4.02m x 2.12m)

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

Bedroom:

15'2" x 10'6" (4.63m x 3.21m)

A spacious rear facing double room, two upvc double glazed windows and central heating radiator.

Bathroom:

11'5" x 4'0" (3.48m x 1.23m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

Landing:

Bedroom:

16'7" x 13'5" (5.08m x 4.09m)

A spacious front facing double room, open beams, upvc double glazed window and central heating radiator.

Bedroom:

13'0" x 10'11" (3.97m x 3.33m)

A rear facing double room, upvc double glazed window and central heating radiator.

Notes:

Council tax band: A

Freehold with a deed of covenant.

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.



Road Map

Hybrid Map

Terrain Map



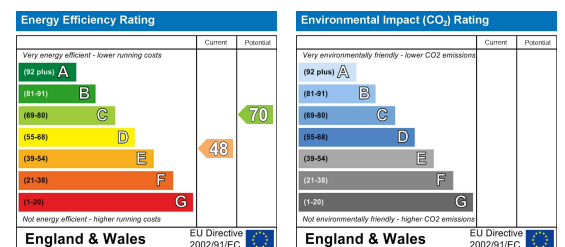
Floor Plan



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.

Energy Efficiency Graph



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.