



3 St Martins Grove, Bridlington, YO16 4NS

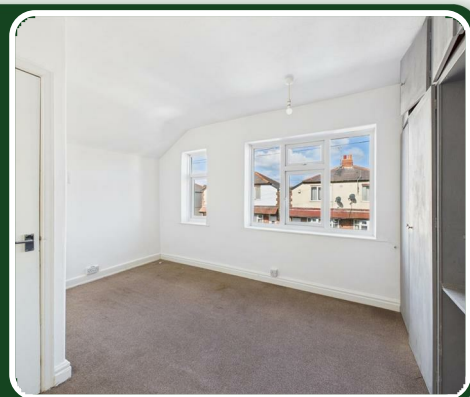
Price Guide £120,000



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Bridlington, YO16 4NS

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Welcome to the cul-de-sac of St Martins Grove, Bridlington, this semi-detached house presents an excellent opportunity for first-time buyers or investors. Comprising two well-proportioned bedrooms, a comfortable reception room and bathroom.

Located just off Midway Avenue, within easy reach of essential amenities. A secondary school, supermarkets, and a selection of restaurants are all nearby, making daily errands a breeze. The town centre is only a short distance away, providing an even broader range of shops and services.

This property is offered with no ongoing chain, allowing for a smooth and efficient purchase process. Whether you are looking to step onto the property ladder or seeking a promising investment opportunity, this home in Bridlington is not to be missed.

Entrance:

Upvc double glazed door into outer porch. Door leads into the lounge.

Lounge:

14'5" x 10'0" (4.40m x 3.05m)

A front facing room, stone fireplace, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

16'7" x 10'4" (5.06m x 3.17m)

Fitted with a range of newly fitted base and wall units, stainless steel sink unit, extractor, gas combi boiler, part wall tiled and plumbing for washing machine. Understairs

storage cupboard, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Upvc double glazed window.

Bedroom:

14'2" x 9'9" (4.32m x 2.99m)

A front facing double room, built in wardrobes and cupboards. Two upvc double glazed windows and central heating radiator.

Bedroom:

10'9" x 8'9" (3.30m x 2.69m)

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

Bathroom:

5'5" x 4'10" (1.66m x 1.49m)

Comprises bath with electric shower over, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a small walled garden area.

Garden:

To the rear of the property is fenced garden, mainly pebbled, paved patio and lawn. A water point.

Notes:

Council tax band A

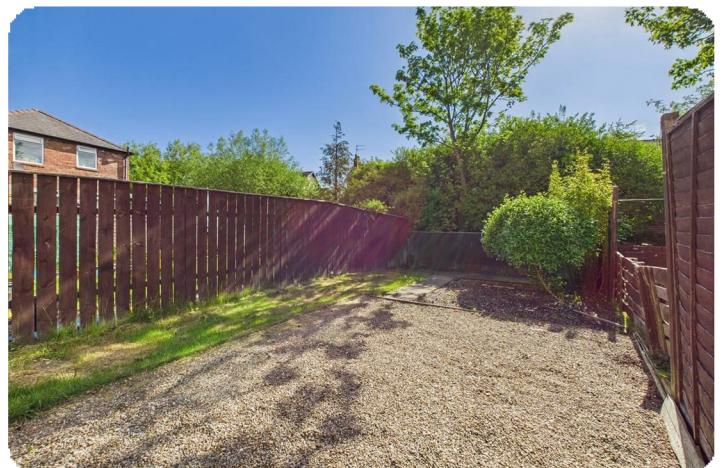
Purchase procedure

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.



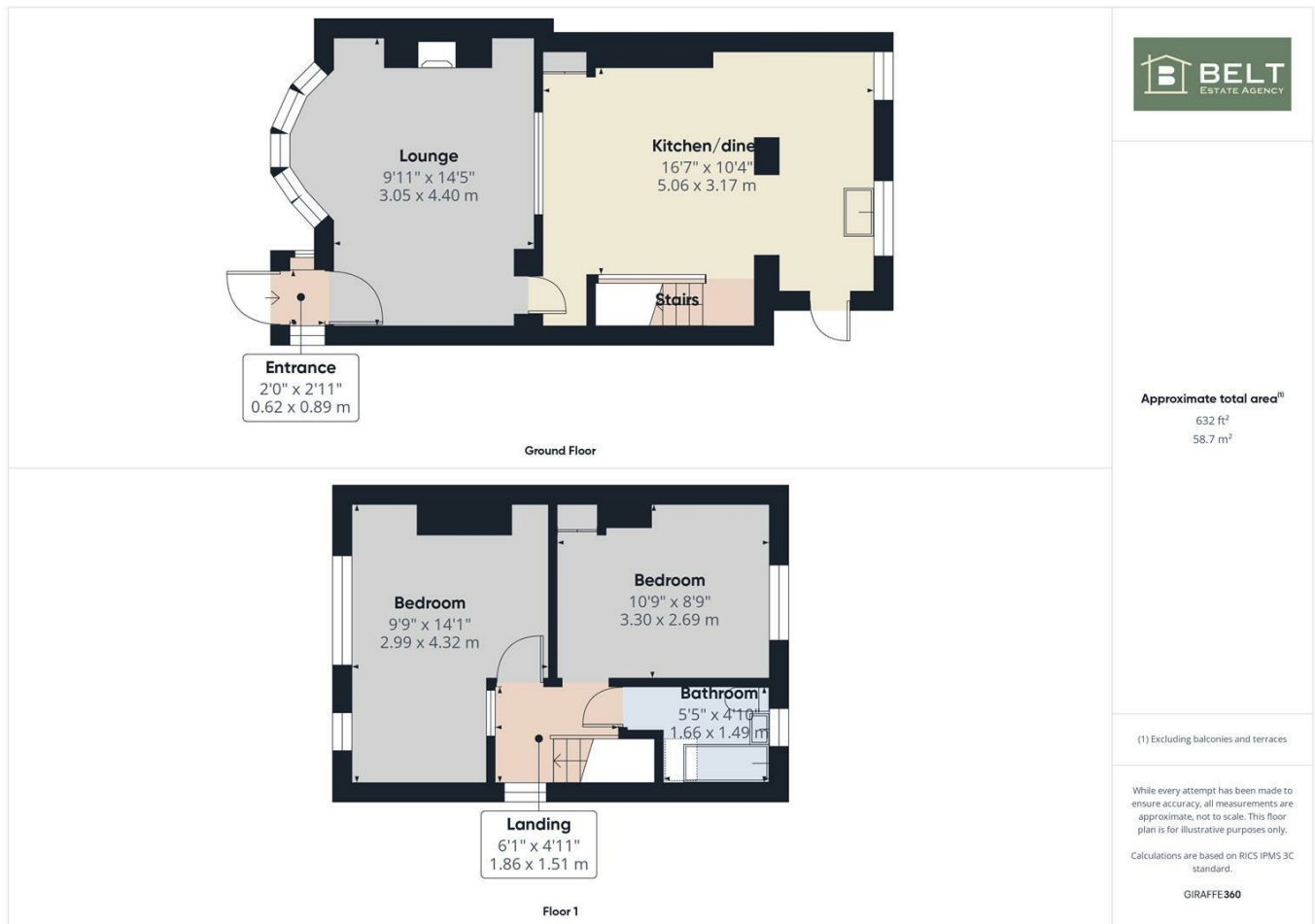
Road Map

Hybrid Map

Terrain Map



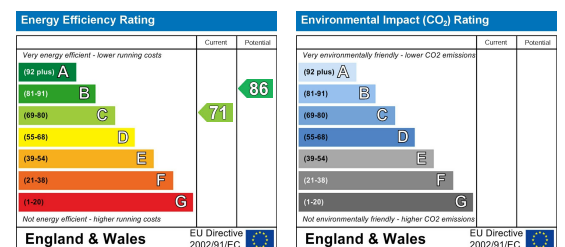
Floor Plan



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.



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