



## 6 Woburn Close, Bridlington, YO16 6GB

Price Guide £240,000



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Welcome to the cul-de-sac of Woburn Close in Bridlington, a three bedroom detached bungalow in a prime location.

Built in 2000 circa, the property features three bedrooms, a reception room, kitchen and bathroom making it an ideal choice for those looking to downsize.

The front of the property boasts private parking, and a rear driveway leads directly to a garage, ensuring that your vehicles are secure and easily accessible.

Conveniently situated near essential amenities, including 'The Co-op' supermarket for your daily needs, 'The Friendly Foresters' pub and the Bridlington. Additionally, various bus routes are nearby, providing easy access to the wider area.

## **Entrance:**

Composite door into inner hall, central heating radiator.

## **Kitchen:**

**9'9" x 8'7" (2.99m x 2.62m)**

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, built in storage cupboard (housing gas boiler, plumbing for washing machine, space for fridge/freezer, upvc double glazed window and central heating radiator.

## **Bedroom:**

**8'9" x 6'9" (2.67m x 2.07m)**

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

## **Lounge/diner:**

**15'9" x 10'8" (4.81m x 3.27m)**

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

## **Bedroom:**

**11'9" x 9'8" (3.58m x 2.95m)**

A rear facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

## **Bedroom:**

**9'8" x 8'6" (2.95m x 2.60m)**

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

## **Bathroom:**

**6'7" x 6'6" (2.02m x 2.00m)**

Comprises walk in shower with electric shower, wc and wash hand basin. Part wall tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

## **Exterior:**

To the front of the property is a walled parking area.

## **Garden:**

To the rear of the property is a enclosed garden, patio with gazebo to lawn.

Private rear driveway for parking leading to the garage.



### Garage:

A brick built garage, up and over door, power and lighting.

### Notes:

Council tax band: C

### 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

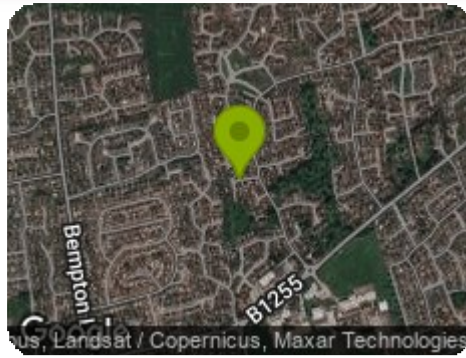
the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



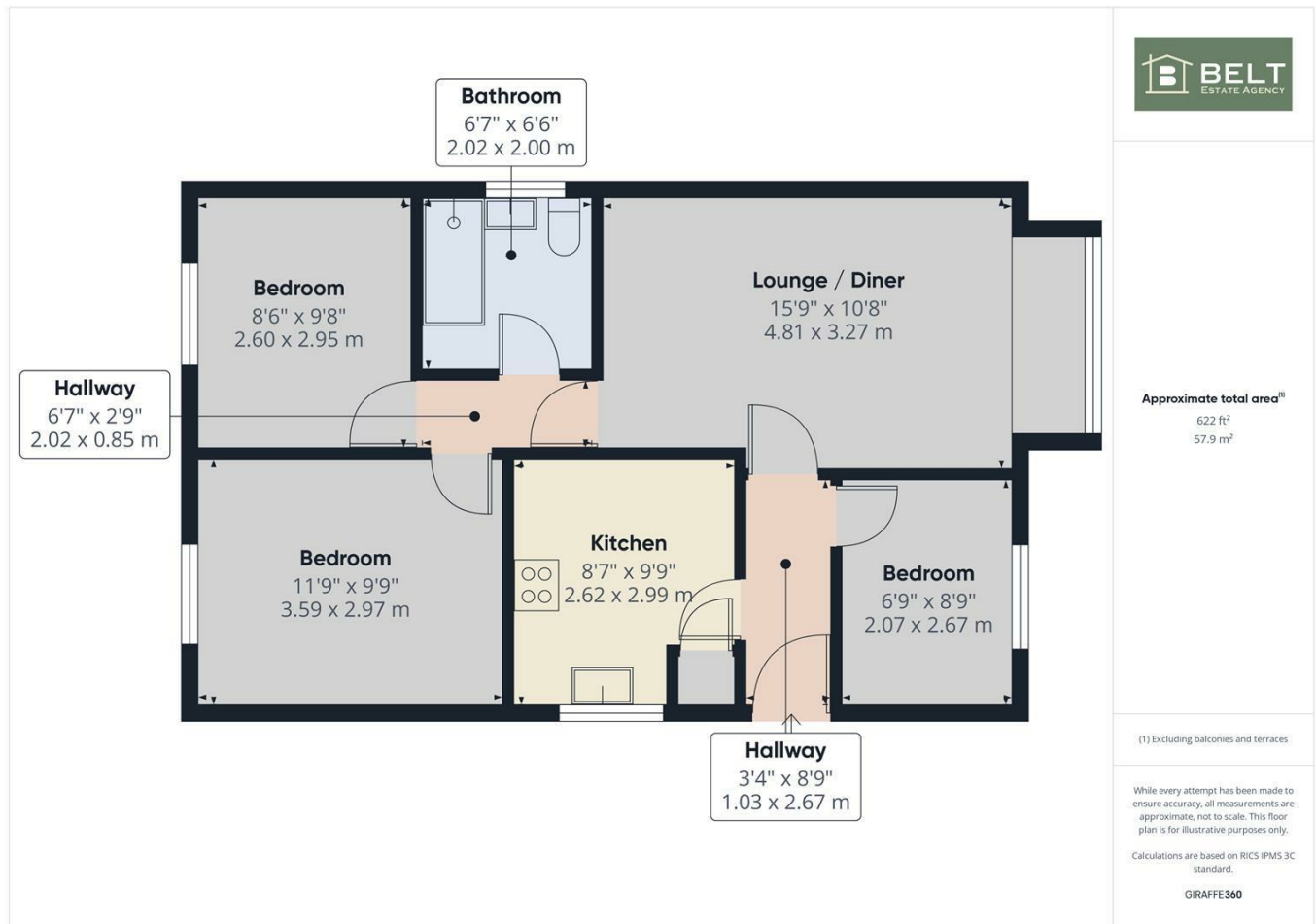
Road Map

Hybrid Map

Terrain Map



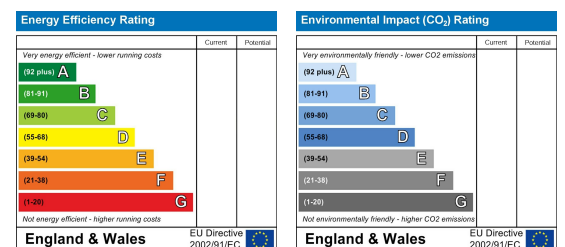
## Floor Plan



## 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



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