



## 31 Bampton Oval, Bridlington, YO16 7HW

Price Guide £160,000





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Welcome to Bempton Oval in Bridlington, this bungalow offers a perfect blend of comfort and modern living. Recently modernised by the current owners, the bungalow boasts an inviting open plan kitchen, dining, and living area at the rear, creating a warm and welcoming space for both relaxation and entertaining. One well-appointed bedroom, plus occasional loft room and a contemporary bathroom, making it an ideal choice for first-time buyers or those looking to downsize.

Situated within a pleasant residential development just off Marton Road, this property benefits from its proximity to local shops, a chemist, and convenient bus service routes, ensuring that all essential amenities are within easy reach. The added advantage private parking provides practicality and ease for residents.

With no ongoing chain, this bungalow presents a seamless opportunity for prospective buyers to move in without delay.

Whether you are embarking on your first home journey or seeking a more manageable living space, this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your new home.

## **Entrance:**

4'9" x 3'8" (1.45m x 1.13m)

Upvc double glazed door into outer porch. Door leads into the open plan kitchen/dining/living.

## **Open plan kitchen/dining/living:**

16'9" x 10'9" (5.11m x 3.28m)

## **Kitchen:**

Fitted with a range of modern base units, stainless steel sink unit, electric oven, gas hob, part wall tiled, space for fridge and upvc double glazed window.

## **Living area:**

Modern electric wall mounted fire and archway into the dining area.

## **Dining area:**

Over looking the garden, central heating radiator and upvc double glazed french doors.

## **Inner hall:**

Understairs storage cupboard with plumbing for a washing machine, upvc double glazed window, central heating radiator and staircase to the first floor.

## **Bedroom:**

13'0" x 8'8" (3.98m x 2.65m)

A front facing double room, built in mirrored sliding wardrobes, upvc double glazed bay window and central heating radiator.

## **Bathroom:**

6'2" x 5'5" (1.89m x 1.66m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, gas combi boiler, upvc double glazed window and central heating radiator.

## **First floor:**

### Occasional room:

12'1" x 9'9" (3.70m x 2.99m)

A side facing room, built in storage cupboard, access to the eaves and upvc double glazed window.

### Exterior:

To the front of the property is a paved and pebbled parking area.

### Garden:

To the rear of the property is a private fenced garden with artificial grass and raised flower bed.

### Notes:

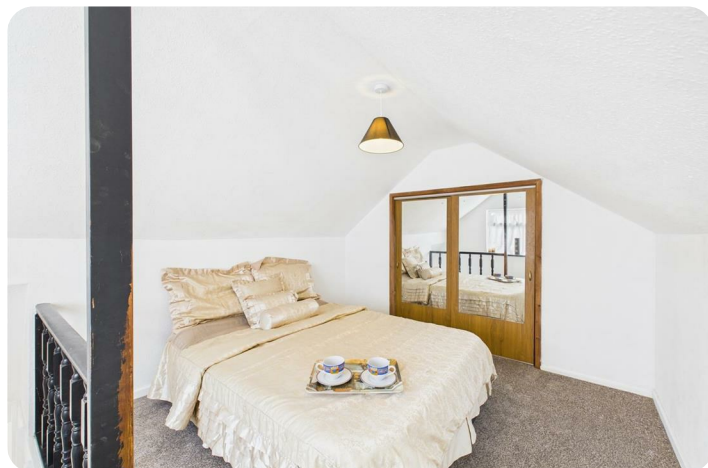
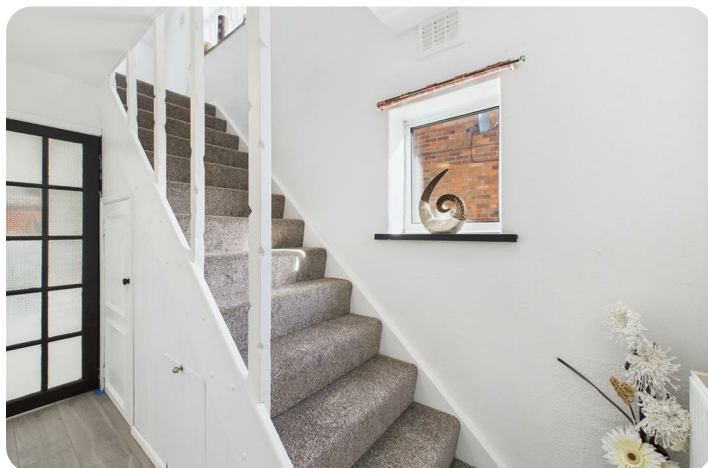
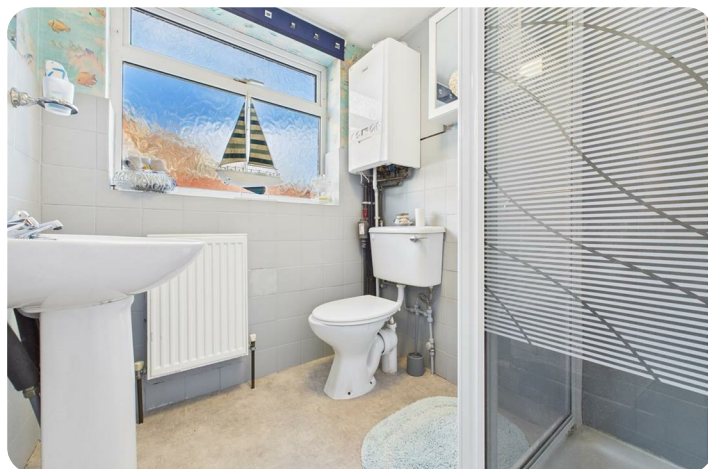
Council tax band: A

### 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:

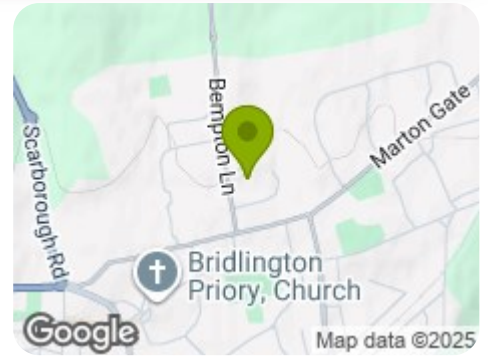
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



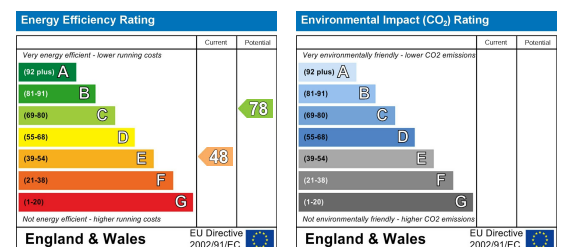
## Floor Plan



## 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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