



## 42 Bampton Oval, Bridlington, YO16 7HN

Price Guide £146,000





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Welcome to the residential area of Bampton Oval, Bridlington. A semi-detached bungalow that presents an excellent opportunity for anyone looking to down size or step onto the property ladder.

The property features a reception room, kitchen, a well-appointed bedroom and modern bathroom ensure that all your living needs are met.

One of the standout features of this bungalow is the sunroom, which bathes the interior in natural light and offers a serene view of the garden, creating an ideal space for unwinding or hosting guests. The current owners have made improvements to the property, enhancing the overall appeal and functionality of the home.

Located just off Marton Road, residents will find themselves in close proximity to local shops, a chemist, and reliable bus routes.

This bungalow is a true gem that must be viewed to fully appreciate what it has to offer. Don't miss your chance to make this bungalow your new home.

## Entrance:

Upvc double glazed door into inner hall, central heating radiator.

## Lounge:

14'1" x 10'10" (4.31m x 3.31m)

A rear facing room, gas fire with a wood surround, central heating radiator and upvc double bay with french doors into the sun room.

## Utility cupboard:

Gas combi boiler and upvc double glazed window.

## Sun room:

10'11" x 6'7" (3.35m x 2.03m)

Over looking the garden, two upvc double glazed windows and upvc double glazed french doors.

## Kitchen:

7'4" x 6'4" (2.26m x 1.95m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer and cooker. Loft access, under cupboard lighting and upvc double glazed window.

## Bedroom:

10'7" x 9'2" (3.23m x 2.80m)

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

## Bathroom:

6'4" x 5'4" (1.94m x 1.65m)

Comprises a modern suite, "P" shaped bath with electric shower over, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

## Exterior:

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

To the side elevation is gated access to the rear garden, brick built store and water point.

### Garden:

To the rear of the property is a private south facing garden. Large raised block paved patio to pebbled areas and a timber built shed.

### Notes:

Council tax band: A

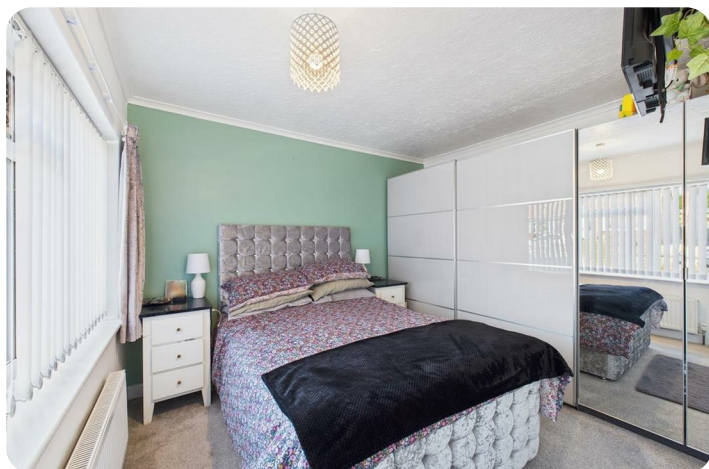
### Purchase procedure

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



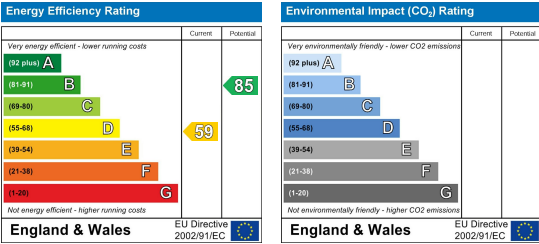
Floor Plan



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



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