



**BELT**  
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**44 Bampton Oval, Bridlington, YO16 7HN**

**Price Guide £139,950**



# 44 Bampton Oval

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A one bedroom semi-detached bungalow which has recently been refurbished throughout. Ensuring a hassle-free living experience for its new owners this bungalow features a brand-new kitchen and bathroom, a modern heating system, re-wired, re-plumbed, re-plastered, decorated and new flooring throughout.

Situated on this pleasant residential development just off Marton Road. Close to local shops, chemist and convenient for bus service routes. Whether you're looking to downsize, purchase your first home, or invest in a rental property, this bungalow offers a fantastic opportunity.

The property comprises: lounge, modern kitchen, one double bedroom and modern bathroom. Exterior: private parking and good size south facing rear garden.

With no ongoing chain, the process of making this bungalow your home is made even smoother.

## **Entrance:**

Upvc double glazed door leads into:

## **Kitchen:**

17'7" x 5'6" (5.38m x 1.69m)

Fitted with a range of new modern base and wall units, composite one and a half sink unit, electric oven, gas hob with extractor over. Space for fridge/freezer, plumbing for washing machine, loft access, upvc double glazed window and central heating radiator.

## **Lounge:**

14'0" x 10'10" (4.27m x 3.31m)

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

## **Bedroom:**

10'10" x 10'9" (3.32m x 3.29m)

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

## **Bathroom:**

6'5" x 5'2" (1.98m x 1.60m)

Comprises a new modern suite, walk in shower with plumbed in shower, wc, wash hand basin, full wall tiled and upvc double glazed window.

## **Exterior:**

To the front of the property is a private forecourt for parking. To the side elevation is a small outhouse with gas combi boiler and access to the rear garden.

## **Garden:**

To the rear of the property is a south facing low maintenance garden, patio area to pebbled area.

## **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.



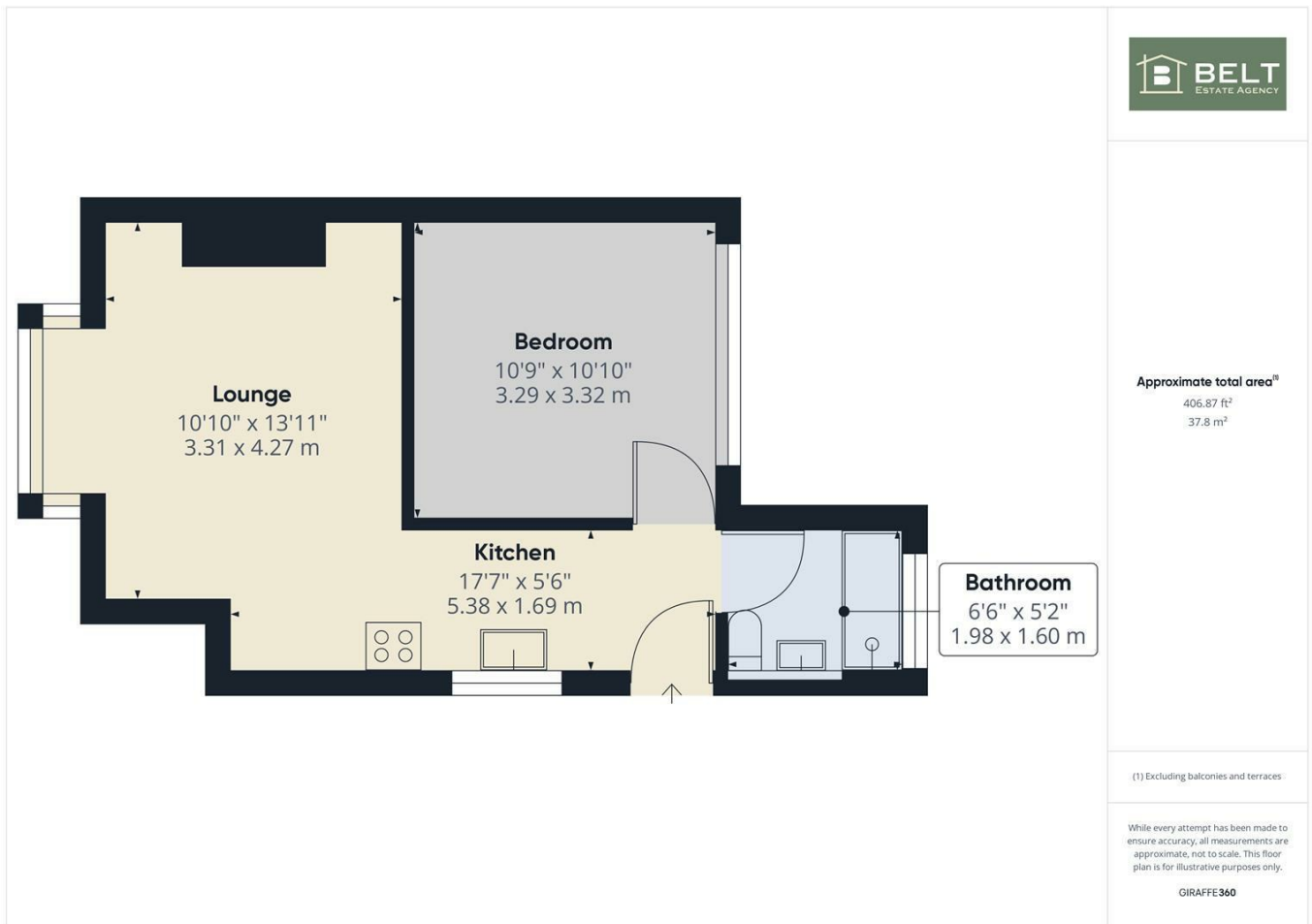
Road Map

Hybrid Map

Terrain Map



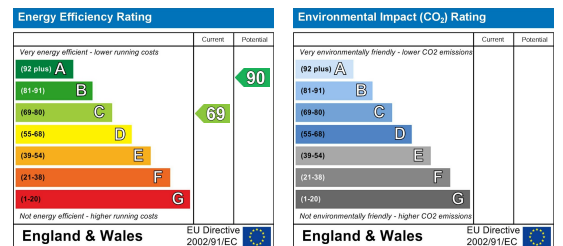
## Floor Plan



## 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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