

Buy. Sell. Rent. Let.

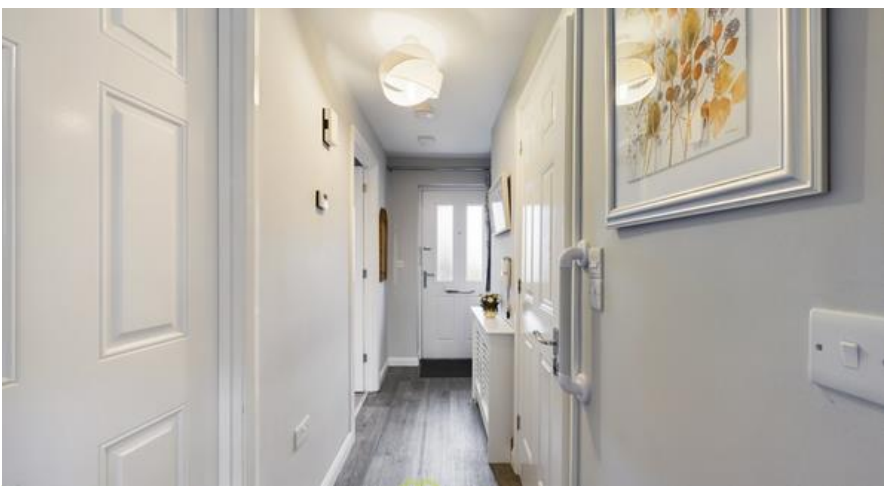


Hawthorne Road, Humberston



When it comes to
property it must be


lovelle



£179,995



Welcome to the epitome of comfortable and convenient living at Hawthorne Avenue on Carrington Gardens.

Key Features

- Mid Link Bungalow
- Over 55's development
- Spacious Lounge
- Modern Kitchen/Diner
- One Bedroom
- Shower Room
- Front & Rear Gardens
- Communal Gardens
- Communal Rooms Available
- Desirable Location
- EPC rating B & Tenure: Freehold





Welcome to the epitome of comfortable and convenient living at Hawthorne Avenue on Carrington Gardens. Positioned in the sought-after location just off Humberston Avenue, this bungalow presents an exclusive opportunity for independent living within a secure and supportive environment. Crafted as a specialist development for those aged 55 and above, these homes exemplify the highest standards of quality and thoughtful design. The property features an inviting Entrance Hall with a cloak cupboard, a cosy Lounge, and a modern Kitchen complete with dining space in a charming bay window. The Double Bedroom boasts built-in wardrobes, while the stunning Shower Room offers a walk-in shower, WC, and wash basin. Outside, an open-plan rear garden provides a tranquil retreat. What sets this development apart is the exclusive clubhouse, providing residents with a spacious Lounge and a high-spec Kitchen. Additionally, fully equipped guest facilities are available, ensuring a warm welcome for family and friends to visit. Embrace a lifestyle of comfort and community in this exceptional bungalow designed for the discerning over 55's market.

Entrance Hall

3.93m x 1.06m (12'11" x 3'6")

Lounge

2.99m x 4.52m (9'10" x 14'10")

Kitchen Diner

3.03m x 3.54m (9'11" x 11'7")

Bedroom

2.87m x 4.08m (9'5" x 13'5")

Bathroom

1.66m x 2.21m (5'5" x 7'4")

Agents Note

The vendor has advised us that the property is subject to a monthly service charge of £159.00 for the use of the communal areas, buildings insurance, window cleaning and gardening.

Council Tax Information

The Council Tax Band for this property is C. This information was obtained in February 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage And Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.





Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

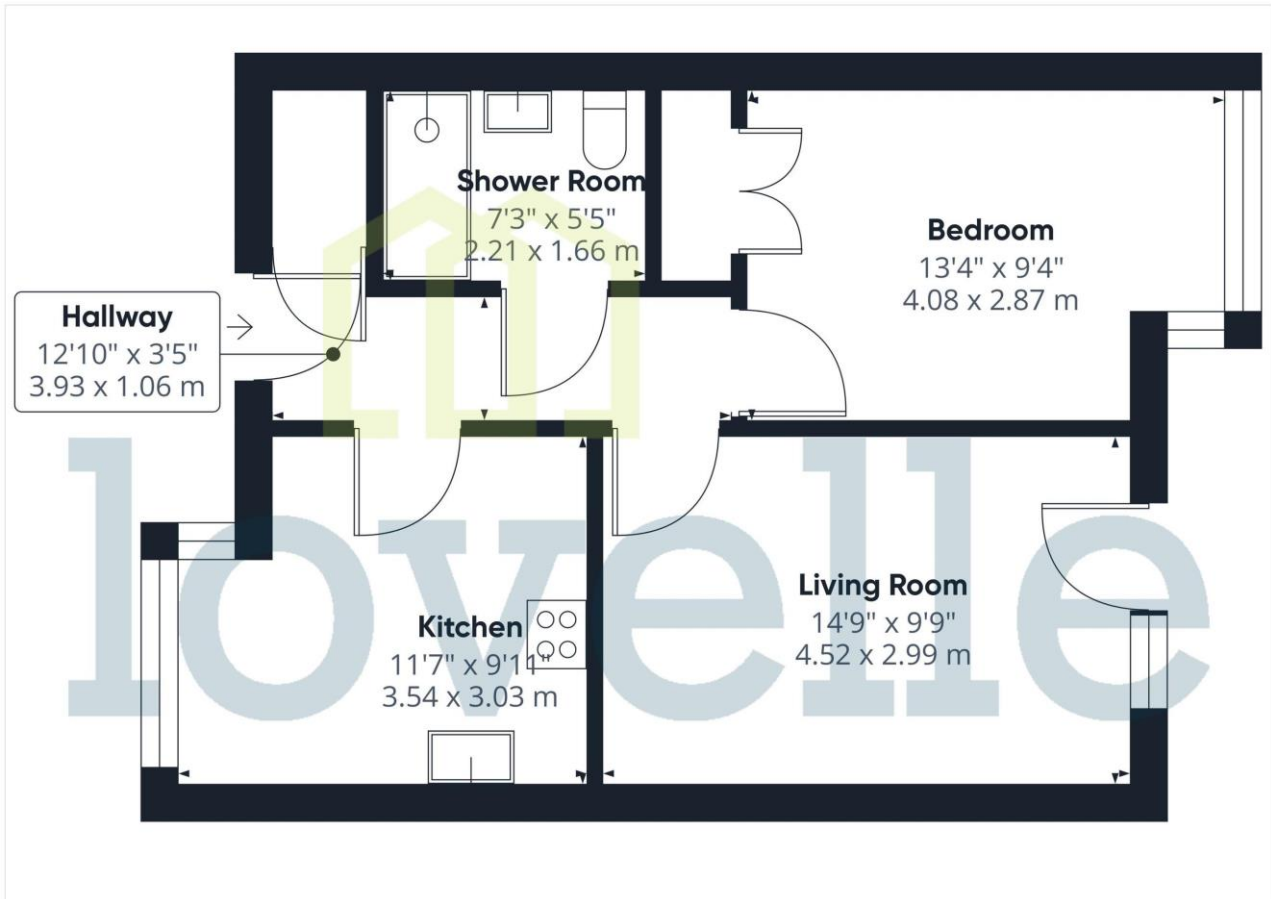
Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



When it comes to **property**
it must be


lovelle

01472 812250

humberston@lovelle.co.uk

