

THAMES AVENUE, GUISBOROUGH, TS14 8AE



FOR SALE BY AUCTION
Thursday 30th July 2026



- ▲ Detached bungalow in a highly sought-after residential location
- ▲ Three generous bedrooms
- ▲ Spacious lounge and fitted kitchen
- ▲ Separate dining room and dedicated study
- ▲ Bright and airy conservatory
- ▲ Ground floor bathroom and additional first-floor bathroom
- ▲ Excellent off-street parking & Detached garage
- ▲ Good-sized, private rear garden
- ▲ Flexible and versatile living accommodation
- ▲ Conveniently located for Guisborough town centre and local amenities

Guide Price £340,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
30th July 2026 *** Option 2 ***
www.agentspropertyauction.com

Situated within a highly sought-after residential area of Guisborough, this attractive detached bungalow on Thames Avenue offers spacious and versatile accommodation, ideal for a variety of purchasers.

The property benefits from excellent off-street parking and a detached garage, while internally offering well-proportioned living space throughout. Accommodation comprises a spacious lounge, fitted kitchen, separate dining room, dedicated study, and a bright conservatory overlooking the rear garden.

There are three generous bedrooms, served by a ground floor bathroom and an additional first-floor bathroom, providing flexibility and convenience for family living or visiting guests.

Externally, the property enjoys a good-sized rear garden which is not overlooked, creating a private and peaceful outdoor space perfect for relaxing or entertaining.

Rarely available in such a desirable location, this substantial detached bungalow combines generous accommodation, excellent parking facilities, and a private garden setting, making it an opportunity not to be missed.

GROUND FLOOR

ENTRANCE - 1.12m x 2.18m (3'8" x 7'2")

HALLWAY - 5.84m x 1.5m (19'2" x 4'11")

LIVING ROOM - 5.26m x 3.94m (17'3" x 12'11")

DINING ROOM - 4.9m x 3.63m (16'1" x 11'11")

KITCHEN - 4.5m x 3.63m (14'9" x 11'11")

BEDROOM THREE - 2.7m x 3m (8'10" x 9'10")

BEDROOM/STUDY - 3.33m x 3m (10'11" x 9'10")

SUNROOM - 3.76m x 2.74m (12'4" x 9')

BATHROOM - 2.3m x 2.41m (7'7" x 7'11")

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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FIRST FLOOR

LANDING - 0.81m x 3.66m (2'8" x 12')

BEDROOM ONE - 5.8m x 4m (19' x 13'1")

BEDROOM TWO - 4.42m x 2.9m (14'6" x 9'6")

EXTERNALLY

GARAGE - 5.54m x 3.05m (18'2" x 10')

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

AGENTS REF: - JS/LS/GBH260180/22062026

Council Tax Band:

Tenure: Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



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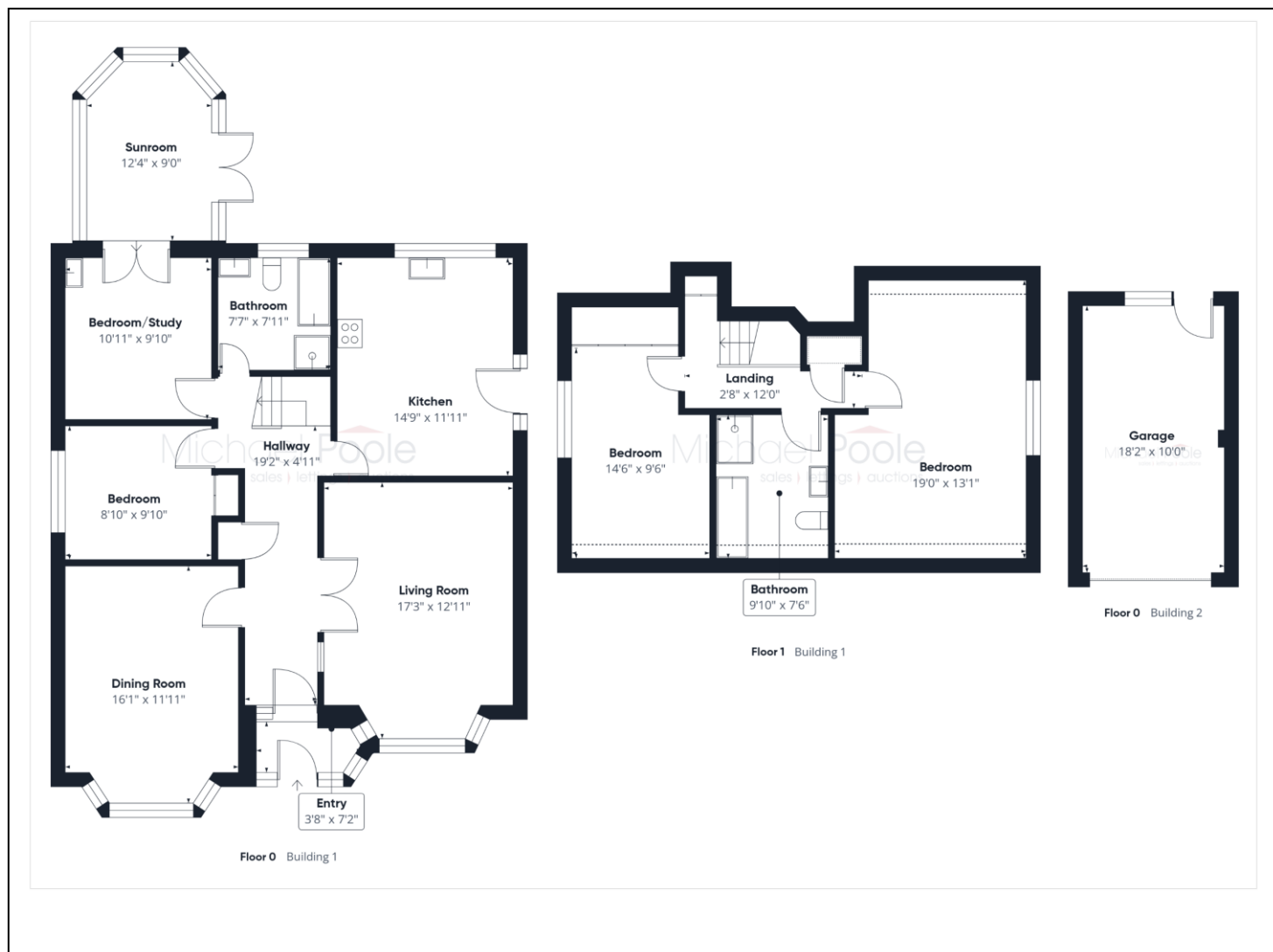


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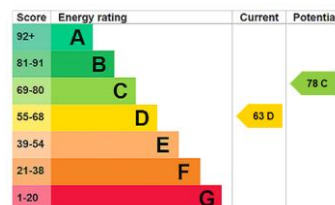
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