



Cranswicks
Land and Property Agents

St Martins Grove, Bridlington

- 2 bedroom semi detached house
- Ideal first time buyer or investment
- Close to town centre
- Double Glazing & Gas Central Heating

Asking Price Of £100,000





PROPERTY TYPE:

A two bedroom semi detached house with conservatory.

LOCATION:

St Martins Grove is a cul-de-sac conveniently located to the north of the town centre with a good range of local shops and facilities nearby on Quay Road and with Primary and Secondary Schools and various Supermarkets also within a short distance.

ENTRANCE HALL:

With uPVC entrance door, radiator, staircase to first floor.

SITTING ROOM:

14' 11" x 10' 9" (4.57m x 3.3m) With uPVC double glazed front bay window, gas fire with fireplace surround, radiator, uPVC doors leading to:



KITCHEN:

7' 9" x 7' 4" + 6'3" x 4'8" (2.38m x 2.25m) + (1.93m x 1.47m)

L-shaped kitchen with range of worktop units and eye-level wall cupboards, tiled splashback, rear facing uPVC double glazed window, stainless steel single drainer sink unit, wall mounted gas central heating boiler, walk-in pantry. A free standing oven and washing machine are included in the sale. French doors leading to:

CONSERVATORY:

12' 9" x 7' 3" (3.91m x 2.21m)

Of uPVC construction with vinyl flooring. UPVC door giving access to rear yard.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

With uPVC side window, wall heater.

BEDROOM 1:

13' 8" x 8' 2" (4.19m x 2.5m)

Front facing with uPVC double glazed window, radiator.

BEDROOM 2:

8' 5" x 6' 6" (2.58m x 1.99m) Rear facing with uPVC double glazed window, radiator.



SHOWER ROOM:

5' 7" x 4' 10" (1.72m x 1.49m)

With shower cubicle with shower, wc, vanity washbasin, uPVC double glazed window.

OUTSIDE:

Gate leading to front paved area. Side paved pathway leading to rear paved yard with large outdoor storage shed with uPVC door.

TENURE:

The property is freehold.

SERVICES:

All mains services are available.

The property has the benefit of cavity wall insulation.

COUNCIL TAX BAND:

The property is in Council Tax Band A.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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