BELT
ESTATE AGENCY

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3 Marton Court, Bridlington, YO16 6XD

Reduced To £329,950

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The Property Ombudsman
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3 Marton Court

Bridlington, YO16 6XD

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Welcome to the cul-de-sac of Marton Court in the coastal town of Bridlington. This bungalow offers a perfect retreat for those looking to downsize. With only four properties in the cul-de-sac, you will enjoy a peaceful environment while still being conveniently close to local amenities.

The property comprises two well-proportioned bedrooms, a well appointed bathroom, a spacious kitchen/diner and a comfortable reception room, the layout is both practical and inviting.

The location is particularly appealing, as it is just off Martongate, providing easy access to local amenities, bus services, and shops. For those who enjoy the outdoors, the beautiful seafront on the North Bay is merely a ten-minute stroll away, offering leisurely walks or seaside activities.

This property is free from any ongoing chain, allowing for a smooth and straightforward purchase process.

Whether you are seeking a peaceful retirement home or a comfortable base near the coast, this bungalow at Marton Court presents an excellent opportunity. With its convenient location and charming features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely bungalow your new home.

Entrance:

Door into inner hall, central heating radiator.

Lounge:

23'5" x 11'10" (7.16m x 3.61m)

A spacious double aspect room, fireplace with cast iron inset and wood surround. Three double glazed windows, two central heating radiators and door onto the rear garden.

Kitchen/diner:

23'5" x 9'0" (7.14m x 2.75m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, exposed beams, two double glazed windows and central heating radiator. Utility cupboard with plumbing for washing machine and oil boiler.

Bedroom:

11'6" x 10'2" (3.53m x 3.12m)

A front facing double room, built in wardrobes and cupboards. double glazed window and central heating radiator.

Bedroom:

12'10" x 8'10" (3.92m x 2.71m)

A rear facing double room, built in wardrobes and cupboards. Double glazed window and central heating radiator.

Bathroom:

9'8" x 6'10" (2.97m x 2.10m)

Comprises bath, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, floor tiled, built in storage cupboard housing hot water store, double glazed window and chrome ladder radiator.

Exterior:
To the front of the property is a open plan garden with lawn, shrubs and bushes.
To the side elevation is a private driveway with ample parking leading to the garage.

Garden:
To the rear of the property is a beautiful established garden, patios, lawn and well stocked borders of shrubs and bushes. Oil Tank.

Garage:
Up and over door, power and lighting.

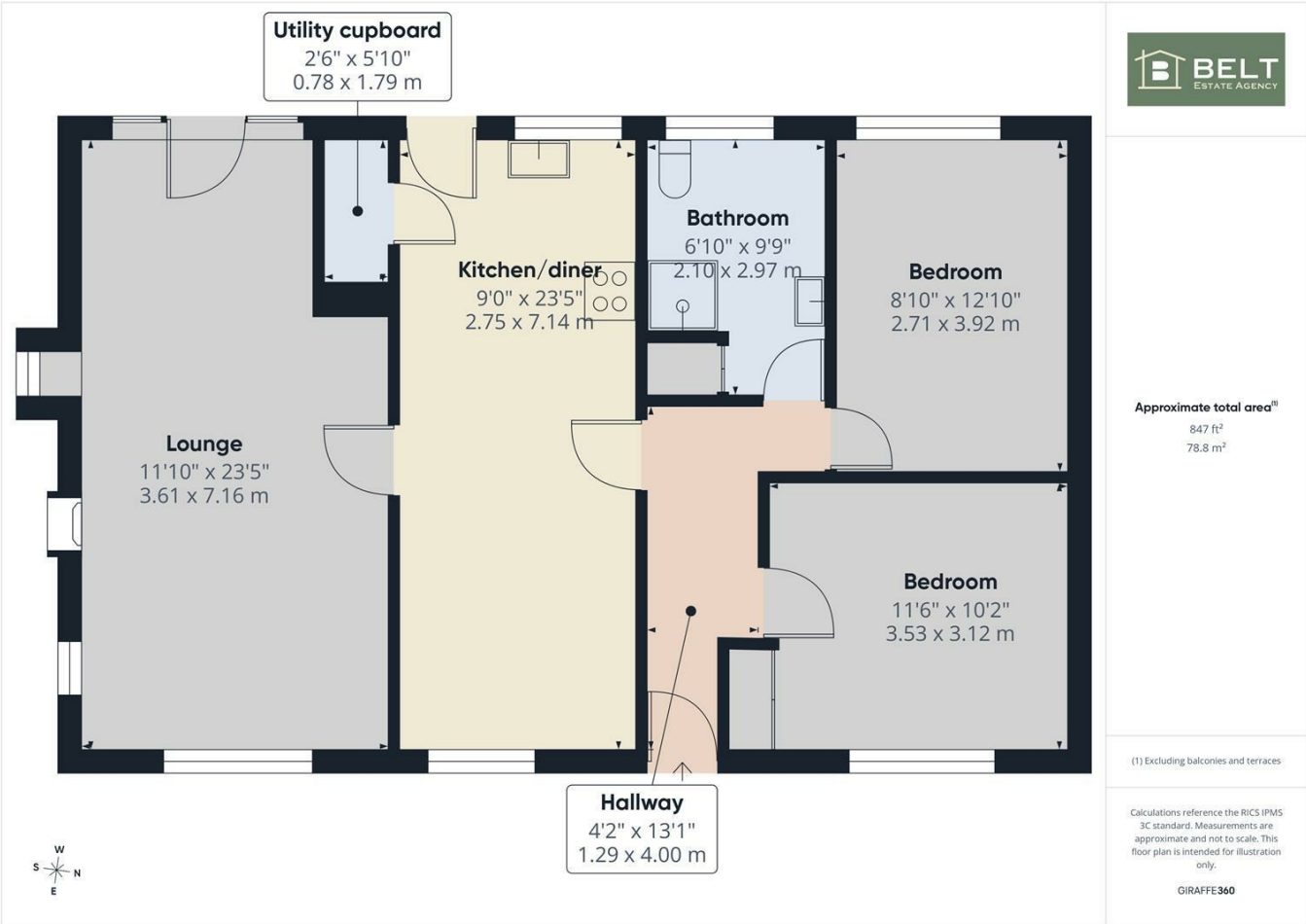
Notes:
Council tax band D

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

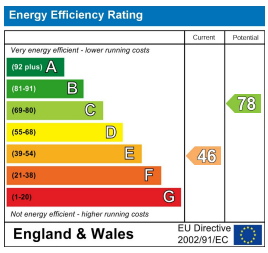
Floor Plan

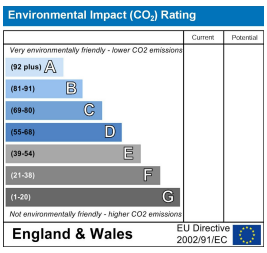


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.