



Gloucester Road, Willerby HU10 6HW

Welcome to

Gloucester Road, Willerby

GUIDE PRICE £275,000 - £300,000

Lovely Bungalow In Willerby with - Entrance Porch, Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms, Family Bathroom & Separate W/C, Gardens, Off Street Parking & Garage! Book your viewing now!



Entrance Porch

With double glazed french style doors to the side.

Entrance Hall

With door to the side and built in cupboards.

Lounge

13' 7" x 17' 3" (4.14m x 5.26m)

With double glazed windows to the front and side, electric fire housed in brick built surround, 2 radiators, wall light points, television point, decorative ceiling rose, coving to the ceiling and internal window into the Hall.

Kitchen/Diner

19' 1" x 10' 8" (5.82m x 3.25m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, radiator, coving to the ceiling and double glazed door to the rear.

Bedroom 1

15' 9" into access x 10' 3" to rear of wardrobes (4.80m into access x 3.12m to rear of wardrobes)

With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 2

12' 9" x 10' 3" (3.89m x 3.12m)

With double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3

12' 8" to rear of cupboards x 8' 9" (3.86m to rear of cupboards x 2.67m)

With double glazed window to the rear, radiator, coving to the ceiling and built in cupboards.

Bathroom

Bathroom with bath with electric shower over, vanity wash hand basin, chrome effect towel style radiator, coving to the ceiling and double glazed window to the side.

Separate W/C

With double glazed window to the side and low level wc.

Outside

Front Garden

With wall, gravelled area, plants and shrubs and a driveway providing off street parking.

Rear Garden

With artificial lawned area, paved patio area, path, borders housing plants and shrubs, side gate, fencing and greenhouse.

Garage

9' 3" x 21' 8" (2.82m x 6.60m)

Garage with power, 2 double glazed windows and up and over door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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Welcome to

Gloucester Road, Willerby

- GUIDE PRICE £275,000 - £300,000
- Lovely Bungalow In Willerby
- 3 Bedrooms
- Spacious Lounge & Kitchen/Diner
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£275,000 - £300,000



Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111349 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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