



Inverewe Way, Cottingham, East Riding of Yorkshire
O.I.R.O £240,000





KEY FEATURES

- Spacious Modern Bungalow
- No Chain
- Cul-de-Sac Location
- Private Garden
- Garage & Driveway
- Detached Property
- Ready For Redevelopment
- Two Double Bedrooms
- Kitchen Diner
- Opportunity To Add Value
- EPC rating D



DESCRIPTION

Lovelle are excited to present to the market this two bedroom bungalow, in the sought after Cul-de-Sac of Inverveve way. Offered with no chain, this bungalow is ready for its next owners to redevelop this property to their own style!

You enter to the front of this property through a light and airy central hallway which provides access to all of the rooms, alternatively to the side of the property via a storm-porch, off the driveway and into the kitchen diner.

The kitchen diner is bright and spacious room to the front of the property, with a large picture window providing views to the front lawned garden and across the Cul-de-Sac. There is a range of wall and base units with laminated worksurfaces atop, a dual-bowl sink with mixer tap, an automatic washing machine and a Worcester Bosch combi boiler. There is a walk-in storage cupboard and a breakfast bar, an excellent room for cooking and entertaining.

A spacious sitting room is found to the rear of the property, it is a bright room with dual-aspect windows allowing natural daylight to flood in. Access to the private garden is via sliding doors and a feature fireplace provides a focal point in the room.

The central hallway leads from the living room and onto the bathroom, both bedrooms a utility/airing cupboard and loft hatch, for additional storage.

The bathroom offers a three-piece suite comprising of a panelled bath, close-coupled W.C and pedestal wash basin. There is a walk-in shower cubicle with a thermostatic valve shower, the walls are tiled in the main and a window to the front of the property floods the room with natural daylight.

There are two generous double bedrooms, the main bedroom is to the rear of the property with views over the garden and offers fitted wardrobes. The second double bedroom is a bright a spacious room with the window to the front elevation, again allowing for natural light to flow into the room.

Outside the property to the front is a garden, mainly laid to lawn and a driveway providing off street parking. There is a brick-built garage with power and lighting, a pitched and tiled roof offering further eaves storage and a side window to the garden, making it an ideal workshop if not used for parking. A pathway through the lawn provides access to the front entrance, the driveway provides access to the side porch and into the kitchen diner and to the private rear garden.

The rear garden is laid to paving and is easy to maintain, there are many established shrubs and trees and several raised bed for planting. There is also space to add a conservatory if desired.





PARTICULARS OF SALE

Central Hallway

4.49m x 3.56m (14'8" x 11'8")

A spacious entrance to the property from the front elevation, providing access to all rooms, a storage cupboard and the loft storage.

Kitchen Diner

4.61m x 3.02m (15'1" x 9'11")

Offering a mix of wall and base units with space for several appliances, such as a fridge freezer, a tumble dryer and a free-standing cooker. The kitchen has a window to the front elevation overlooking the lawned garden, there is a breakfast bar, a walk-in storage cupboard, track spotlights and a door providing access to a porch and then out to the driveway.

Sitting Room

3.75m x 4.95m (12'4" x 16'2")

With dual windows to the side elevation overlooking the driveway and with sliding doors providing views across and access to the rear private garden. A generous room for living, dining or entertaining and with a feature fireplace as a focal point to the room.

Bathroom

2.5m x 2.21m (8'2" x 7'4")

Fitted with a three-piece suite, walk-in shower cubicle and wall tiling to the splash areas. There is a window to the front of the property.

Bedroom No. 1

3.13m x 4.44m (10'4" x 14'7")

A generous double bedroom with a range of fitted wardrobes, there is a large picture windows to the rear of the property allowing natural light to flood the room.

Bedroom No. 2

4.25m x 2.76m (13'11" x 9'1")

A spacious second bedroom with a window to the front of the property and space for built-in or free-standing wardrobes to be installed.

Detached Garage

A brick-build garage with a pitched and tiled roof. There is power and lighting, an up-and-over front door and window to the side over the garden.

Grounds

Outside the property to the front is a garden, mainly laid to lawn and a driveway providing off road parking. A path provides access to the front entrance and the driveway provides access to the kitchen diner and the private rear garden. The garden is low maintenance, mainly paved but with an array of established shrubs and trees and raised borders for planting. There is space to add a conservatory if desired.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **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.

A&C Homes Limited T/A Lovelle Estate Agency

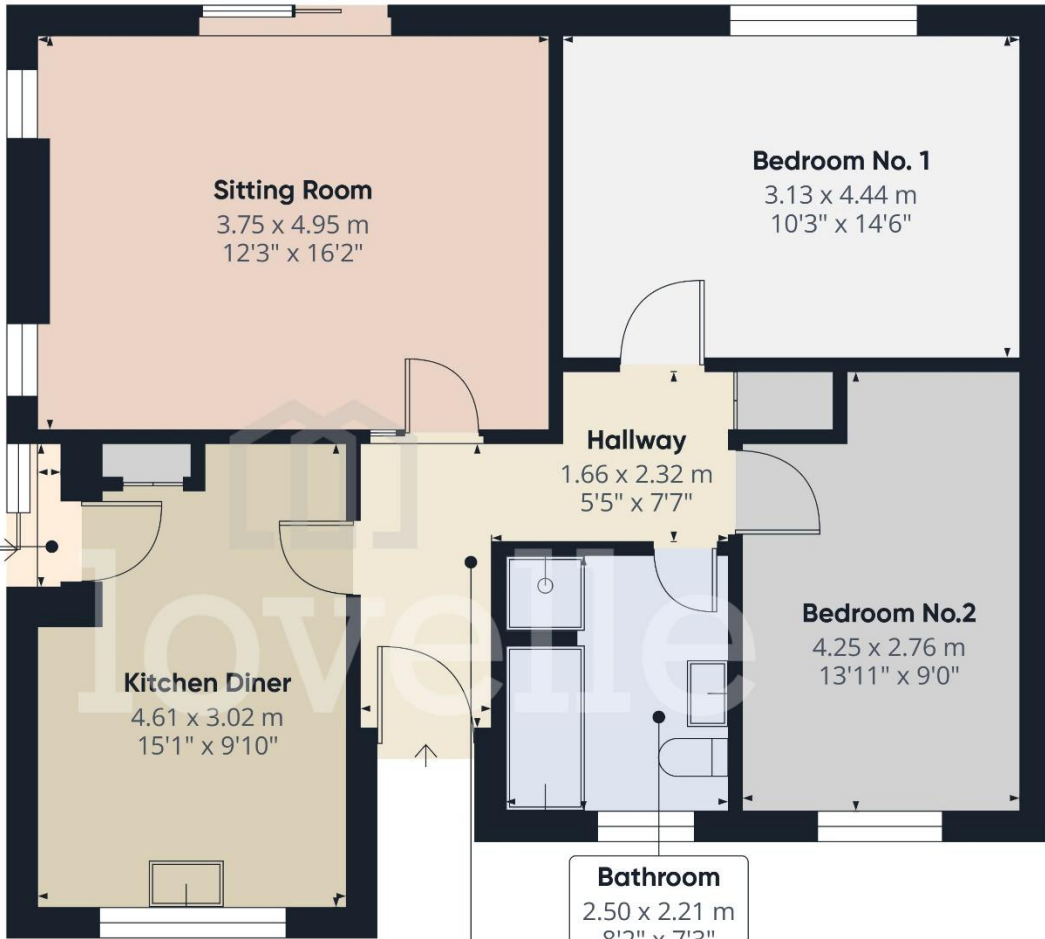


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Entrance Porch
1.35 x 0.41 m
4'4" x 1'4"



Sitting Room
3.75 x 4.95 m
12'3" x 16'2"

Bedroom No. 1
3.13 x 4.44 m
10'3" x 14'6"

Hallway
1.66 x 2.32 m
5'5" x 7'7"

Bedroom No.2
4.25 x 2.76 m
13'11" x 9'0"

Kitchen Diner
4.61 x 3.02 m
15'1" x 9'10"

Bathroom
2.50 x 2.21 m
8'2" x 7'3"

Hallway
2.83 x 1.24 m
9'3" x 4'0"



Approximate total area⁽¹⁾
69.8 m²
750 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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