



**Cranswicks**  
Land and Property Agents

**Beech Avenue, Flamborough**

- Detached bungalow
- 2 bedrooms
- Oil central heating
- Popular village location

**Asking Price Of £280,000**



## Beech Avenue, Flamborough



### PROPERTY TYPE

A 2 bedroom detached bungalow in need of some updating.

### LOCATION

Beech Avenue is located in the popular coastal village of Flamborough some 4 miles north of Bridlington and has a good range of shops and amenities including Supermarket, Public Houses, Restaurants, Primary School, Church and village green.

Famous for its lighthouse, the village enjoys some of the most rugged cliff top scenery on the East Coast .

### ENTRANCE PORCH

Of uPVC construction.

### ENTRANCE HALL

With closet.





### LIVING ROOM/DINER

19' 4" x 11' 5" (5.9m x 3.5m)

L-shaped with fireplace and electric fire, front and side uPVC double glazed windows, radiators.



### BEDROOM 1

15' 5" x 9' 6" (4.7m x 2.9m)

With range of fitted wardrobes, rear facing uPVC double glazed window.



### BEDROOM 2

10' 9" x 9' 6" (3.3m x 2.9m)

With uPVC double glazed rear facing window.



### WETROOM

5' 10" x 5' 3" (1.8m x 1.62m)

Fully tiled with shower, washbasin, ladder radiator and uPVC double glazed window.

### SEPARATE WC

5' 3" x 2' 3" (1.62m x .7m)

Fully tiled with low level wc, uPVC double glazed window.

### OUTSIDE

Front paved garden with shrubs and hedge borders.

Private side driveway leading to DETACHED GARAGE with up and over door.

Rear paved garden with shrub borders. Oil storage tank.

### TENURE

The property is freehold.

### SERVICES

Mains electric, water and drainage are available.

The property has the benefit of cavity wall insulation.



### COUNCIL TAX BAND

The property is in Council Tax Band C.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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