

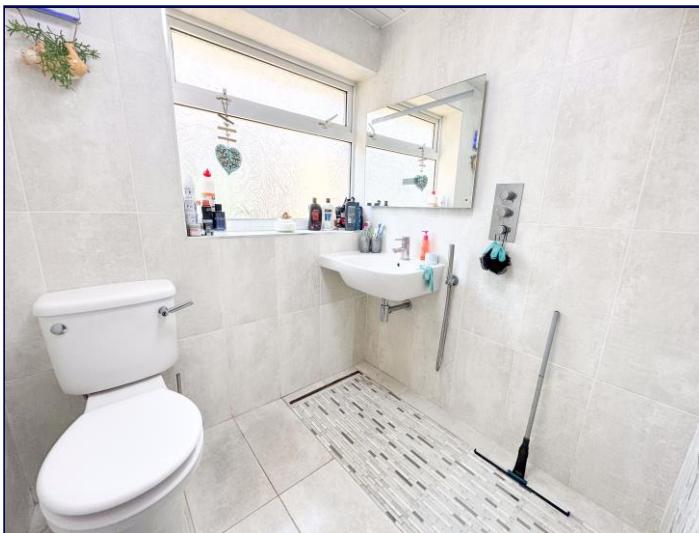


Amesbury Avenue

Scartho
DN33 3HT

Offers in the Region Of
£175,000

NO FORWARD CHAIN - DETACHED BUNGALOW - Crofts estate agents are delighted to offer for sale this versatile detached bungalow which is located within the village of Scartho. Ideal for a variety of would be buyers this property comes with viewing highly advised. Nearby to a wide variety of local amenities, schools and also bus links. Internal viewing will reveal the entrance hall, lounge-diner, kitchen, conservatory, three bedrooms and the shower room. With gardens to the front and rear, off road parking and a detached garage. The property also benefits from uPVC double glazing and gas central heating.



Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and as tiled floor.

Lounge/Diner

20' 3" x 9' 10" (6.16m x 3.00m)

The lounge-diner has two windows to the side elevation, patio doors to the rear, coving to the ceiling, a radiator and laminate flooring.

Conservatory

6' 1" x 9' 11" (1.85m x 3.01m)

The conservatory has dual aspect windows to the side and rear elevation and a door to the side elevation.

Kitchen

12' 3" x 8' 10" (3.74m x 2.70m)

The kitchen has a window to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer.

Bedroom One

12' 5" x 10' 0" (3.79m x 3.04m)

Bedroom one has window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Two

9' 5" x 8' 11" (2.87m x 2.72m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Three

6' 11" x 10' 0" (2.10m x 3.04m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also access to the loft.

Shower Room

5' 10" x 5' 4" (1.79m x 1.63m)

The shower room has an opaque window to the side elevation, tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a mains shower.

Garage

The garage has an up and over door, window and door to the side and electrics..

Outside

With low maintenance gardens to the front and rear. Also a driveway providing off road parking.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

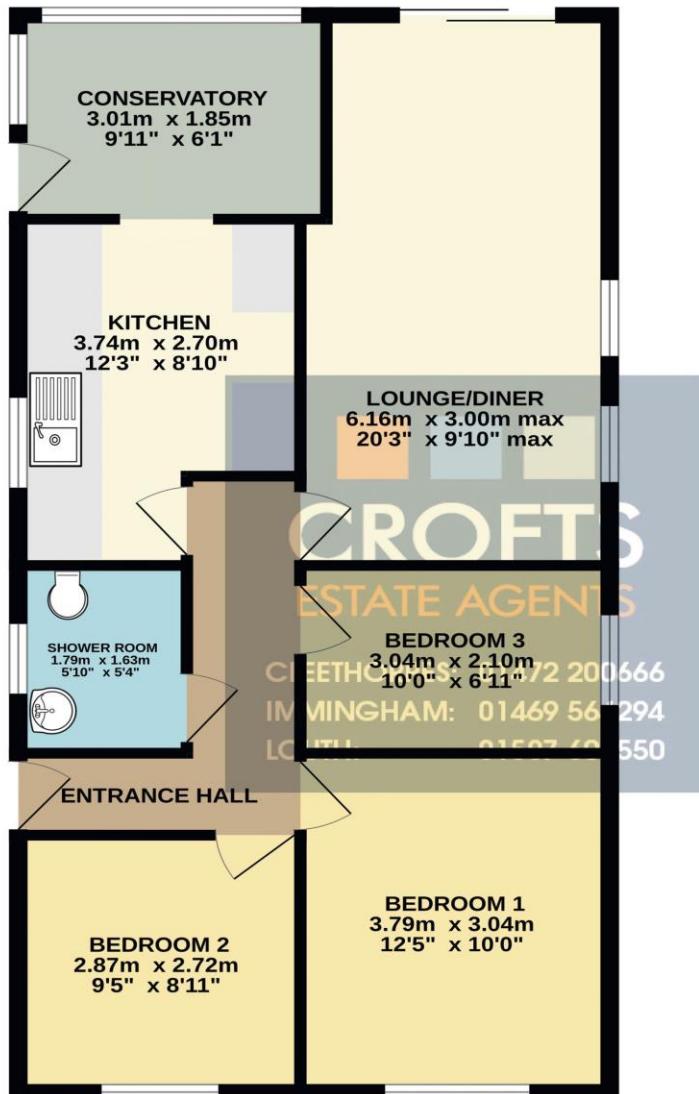
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
68.8 sq.m. (740 sq.ft.) approx.



TOTAL FLOOR AREA : 68.8 sq.m. (740 sq.ft.) approx.

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endeavour has
been made to
ensure the
accuracy of
the information
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