



**37 New Road, Hornsea, HU18 1PH**

**Offers Over £139,950**



**\*\* PERFECT LOCATION \*\* NO CHAIN, FREEHOLD BUNGALOW-STYLE FLAT \*\***

Tucked away at the rear of this converted property sits this two bedroom bungalow-style flat. The accommodation is set over one floor with entrance porch, good size kitchen and living room, 2 bedroom and a recently modernised shower room. Externally the flat has a large grassed and paved garden, greenhouse and has its own garage! The perfect location for accessing the beach and high street makes this property one not to be missed!

Floor plan:  
Entrance porch, Inner hall, kitchen, lounge, Master bedroom, Bedroom 2, Shower room

EPC: C  
Council tax: A  
Tenure: Freehold



## Entrance porch

UPVC , carpet floor, entrance door to rear.

## Inner hall

carpet.

## lounge

12'11" x 10'5" (3.94 x 3.19)

rear window, fireplace, electric fire, coving to ceiling, radiator, carpet, large cupboard

## Kitchen

10'2" x 9'1" (3.12 x 2.79)

side window, fitted wall & base units, stainless work surfaces, built in elec, loft access, space & plumb wash machine, vinyl floor

## Master bedroom

10'8" x 9'11" (3.26 x 3.03)

side and rear window x2, coving to ceiling, radiator, carpet

## Bedroom 2

16'4" x 7'8" (5 x 2.36)

side window x2, radiator, carpet

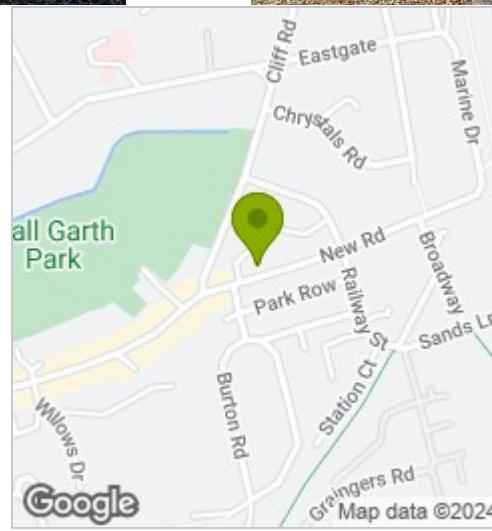
## shower room

6'11" x 5'4" (2.11 x 1.63)

rear window, w.c, pedestal wash hand basin, step in shower, heated towel rail, tiled walls, carpet, wall heater

## Garden

Grassed, paved and gravelled areas, greenhouse, garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	74
EU Directive 2002/91/EC			

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## Our House Estate Agents

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