



## Plot 46, 40 Dunnock Avenue Waltham, North East Lincolnshire DN37 0FF

**\*\*NEW PRICE\*\*\*\*\*** Cyden Homes are delighted to offer this THREE bedroom MID LINK PROPERTY The Garnet with PARKING in this highly sought after location of Waltham with a stunning specification throughout comprising of an kitchen diner complete with a contemporary fitted kitchen, lounge and ground floor cloakroom. THREE good sized bedrooms and family bathroom. Enclosed rear garden and parking. Ready Soon !

**£174,950**

- **\*\* NEW PRICE \*\***
- **IDEAL STARTER HOME**
- **SOLAR PV PANELS**
- **THREE BEDROOM HOME**
- **THIRD BEDROOM/OFFICE/NURSER**
- **SPACIOUS LOUNGE**
- **MODERN FITTED KITCHEN**
- **MID TERRACE**
- **PARKING SPACE**
- **READY SOON !!**



## MEASUREMENTS

All measurements are approximate.

## PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

#### LOUNGE

16'0" x 12'7" (4.89 x 3.85)



#### LOUNGE

Additional Photograph



#### LOUNGE

Additional Photograph



#### CLOAKROOM/WC

6'2" x 3'3" (1.88 x 1.01)

**KITCHEN DINER**

12'7" x 12'1" (3.85 x 3.69)



**FIRST FLOOR**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

16'9" x 9'9" (5.11 x 2.99)



**BEDROOM TWO**

11'2" x 10'0" (3.42 x 3.05)

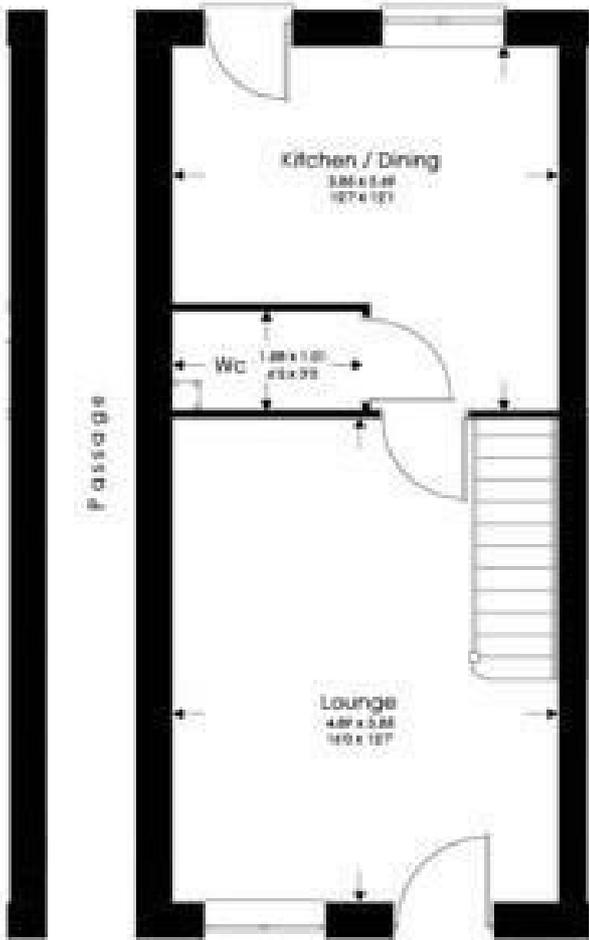


**BEDROOM THREE**

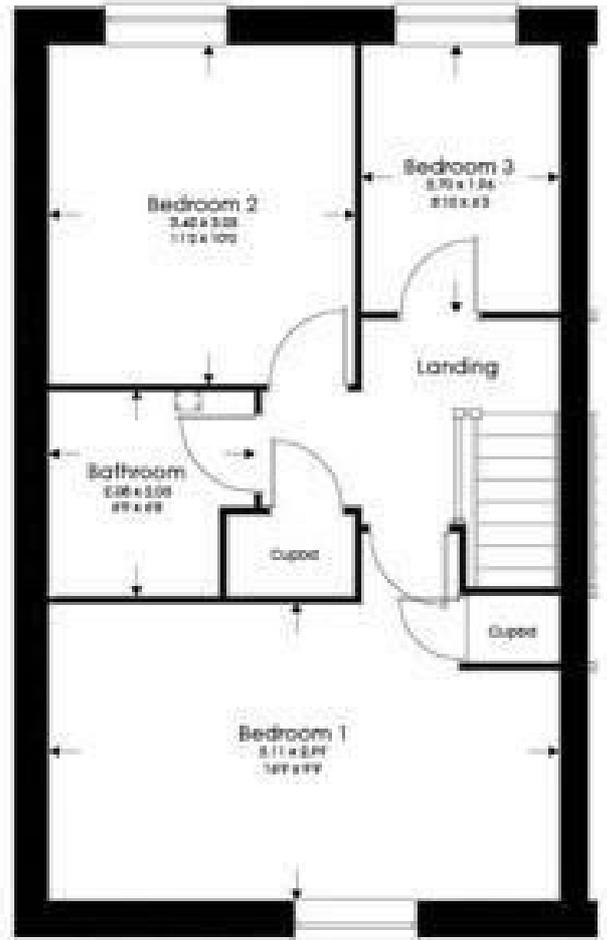
8'10" x 6'5" (2.70 x 1.96)







GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.