

Flat-Victoria Road, Bridlington



First Floor Flat to Rear
Excellent Condition Throughout
One Bedroom
Lounge
Fitted Kitchen
Newly Fitted Bathroom/WC

Full UPVC Double Glazing
Gas Central Heating
Freehold Tenure
Close to Town Centre and Local Amenities
No Onward Chain

Offers Based on
£49,995



Independent Estate Agents

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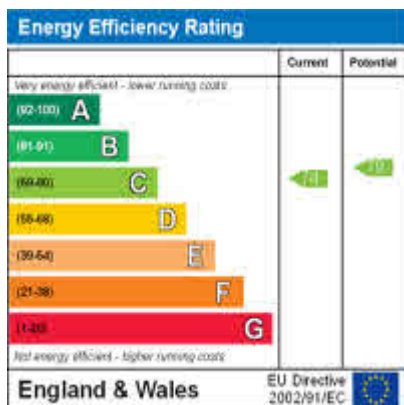
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PROPERTY SPECIFICATION

FLAT 4, 11 VICTORIA ROAD, BRIDLINGTON

LOCATION	Situated off Prospect Street and within walking distance of the town centre and harbour areas of Bridlington. Nearby amenities include a variety of local shops
PROPERTY	This modernised one bedroomed flat which is located on the first floor of the property, benefits from gas central heating. The flat, which is in excellent condition throughout, has neutral décor and new carpets along with a newly fitted modern bathroom suite and kitchen.
ENTRANCE VESTIBULE	With timber entrance door, meter cupboard, three storage cupboards, newly fitted carpet, door leading to:
BATHROOM	6'11" x 5'1" (2.11m x 1.55m) Modern bathroom with newly fitted white three piece suite comprising bath with shower attachment from mixer tap, pedestal hand wash basin and low flush WC, tiled to water sensitive areas, side facing UPVC double glazed window, radiator
LOUNGE	13'10" x 10'4" (4.22m x 3.15m) With side facing UPVC double glazed window, coving to ceiling, dado rail, marble hearth, television and telephone points
KITCHEN	13'9" (maximum) x 6'0" (4.19m x 1.83m) Modern kitchen fitted with a range of wall mounted and base level units with worktops over and tiled to water sensitive areas, plumbed for automatic washing machine, wall mounted "Ravenheat" combination central heating and hot water boiler, storage cupboard/pantry
BEDROOM	12'8" x 7'6" (3.86m x 2.29m) With side facing UPVC double glazed window, radiator, dado rail and cornice to ceiling, fitted wardrobe and storage cupboard, newly fitted carpet.
TENURE	Freehold.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	TBC
VIEWING	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.

NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.



Energy Efficiency Rating data is provided by an independent qualified professional as required by current legislation and contracted for and on behalf of the property vendor. Homefinder does not undertake This type of inspection therefore cannot comment on or verify the accuracy or validity of the data supplied.

