



8 High Street, Yaddlethorpe

£260,000 Freehold

MODERN BATHROOM SUITE • TWO DOUBLE BEDROOMS • IMMACULATE TURN KEY BUNGALOW • HIGHLY REGARDED RESIDENTIAL LOCATION • SPACIOUS LOUNGE • ENCLOSED & PRIVATE REAR GARDEN • AMPLE OFF ROAD PARKING & GARAGE • STYLISH DINING KITCHEN & FITTED UTILITY ROOM



Hallway

17' 3" x 5' 10" (5.25m x 1.79m)

Living Room

14' 2" x 11' 10" (4.32m x 3.60m)

Kitchen/Diner

16' 5" x 11' 9" (5.00m x 3.58m)

Utility Room

5' 6" x 6' 6" (1.68m x 1.99m)

Master Bedroom 1

14' 2" x 11' 10" (4.32m x 3.60m)

Front Double Bedroom 2

13' 5" x 10' 11" (4.08m x 3.33m)

Rear Double Bedroom 3

11' 4" x 10' 5" (3.46m x 3.18m)

Bathroom

7' 4" x 5' 10" (2.23m x 1.79m)



****BEAUTIFULLY PRESENTED DETACHED BUNGALOW****STYLISH DINING KITCHEN****TWO DOUBLE BEDROOMS****MODERN BATHROOM SUITE****

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D


EPC Environmental Impact Rating:

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



paul fox
the family estate agents