



**14 Avon Drive**  
**Guisborough, TS14 8AX**

**£292,000**

**Energy Rating : D**



# 14 Avon Drive

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## DESCRIPTION

This beautifully presented Three Bedroom Detached Bungalow has been extensively refurbished by the current seller to the very highest of standards and offers deceptively spacious living accommodation ideal for those looking for one level living in a first class residential area that lies west of Hutton Lane. The stylish interior is neutral in colour and is immaculately presented throughout with features to include gas central heating, uPVC double glazing, a welcoming lounge with a media wall - a lovely focal point of the room, a smart fitted dining kitchen and shower room. Outside there is plenty of off road parking, a single garage and well laid out gardens. Good schooling, local shopping facilities and the town centre itself are all within easy reach. Definitely merits your time for an early viewing so please call us now.

## Accommodation

### Porch Entrance

Upvc double glazed window and entrance door.

### Spacious Hallway 18' 3" x 4' 11" (5.56m x 1.50m)

Radiator.

### Lounge 12' 11" x 14' 6" (3.93m x 4.42m)

With a focal point of the room being a impressive modern media wall with an electric fireplace below and display shelves built into the walls with sensor lighting. Upvc double glazed window and a vertical column radiator.

### Dining Kitchen 11' 10" x 15' 0" (3.60m x 4.57m)

Attractive range of wall and base units with cupboards, drawers with marble effect worktops. Built in fan assisted electric oven and hob with a concealed extractor hood over, three upvc double glazed windows (dual aspect), upvc double glazed rear access door and a tiled floor. Plumbing for a washing machine/dishwasher, one and a half inset single drainer and unit with a mixer tap.

### Bedroom 1 11' 10" x 8' 11" (3.60m x 2.72m)

Upvc double glazed bay window, radiator, coved ceiling and a built in wardrobe.

### Bedroom 2 11' 10" x 8' 11" (3.60m x 2.72m)

Upvc double glazed window, radiator, built in wardrobes and a coved ceiling.

### Bedroom 3 9' 11" x 8' 11" (3.02m x 2.72m)

Upvc double glazed patio doors which give access to the rear garden. Radiator and coved ceiling.

### Shower Room 5' 5" x 7' 9" (1.65m x 2.36m)

White low flush wc, pedestal wash hand basin, full length shower enclosure with an additional Drench shower head. Chrome effect heated towel radiator, PVC walls and ceiling and a upvc double glazed window.

## Externally

### Driveway

Provides ample off road parking to the front and side.

### Detached Garage

Up and over door, power, light, side courtesy door and a window to the rear.

### Gardens

There is a lawned area to the front with bushes, shrubs and is set behind a brick boundary wall. The north/west facing rear garden incorporates lawn, patio, brick built shed with electrics and there is storage behind the garage.

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## **Council Tax Band**

Council tax band:- D

## **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

## **Mortgage Services**

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

## **Agent Notes**

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See here to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Viewing Arrangements

Tel: 01287 630733

Email: [guisborough@selectiv.co.uk](mailto:guisborough@selectiv.co.uk)

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.