







## **Accommodation**

A well presented one bedroom terraced house, situated in a popular area of Coulby Newham, well serviced and offering ease of access to transport links. Ideal for an individual or couple, the house offers a neutral interior and lovely enclosed rear garden.

On the ground floor there is an entrance hall with storage cupboard, fitted kitchen with further under stairs storage and a range of fitted units including some appliances, living room with stairs rising to the first floor and sliding door access to the garden. To the first floor there is a landing with two storage cupboards, a very good size main bedroom with loft access and the house bathroom, fitted with a white suite including a shower over bath.

Externally there is an enclosed low maintenance rear garden, whilst there is an outside storage cupboard and parking on a first come, first served basis.

Offered for sale with no onward chain, this competitively priced starter home is a must to view.

Agents note - Please be advised that this property is owned by a member of staff at Davis Lund Ltd.

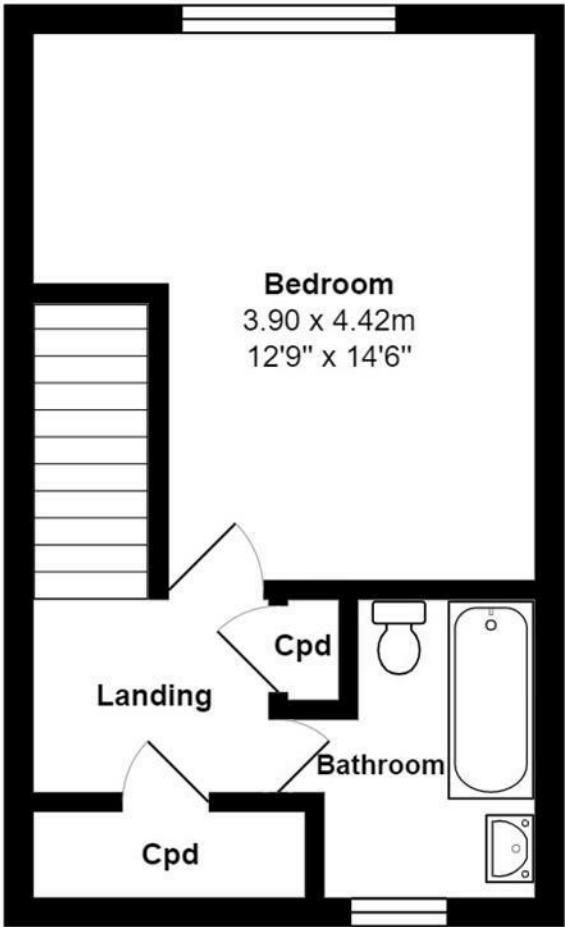
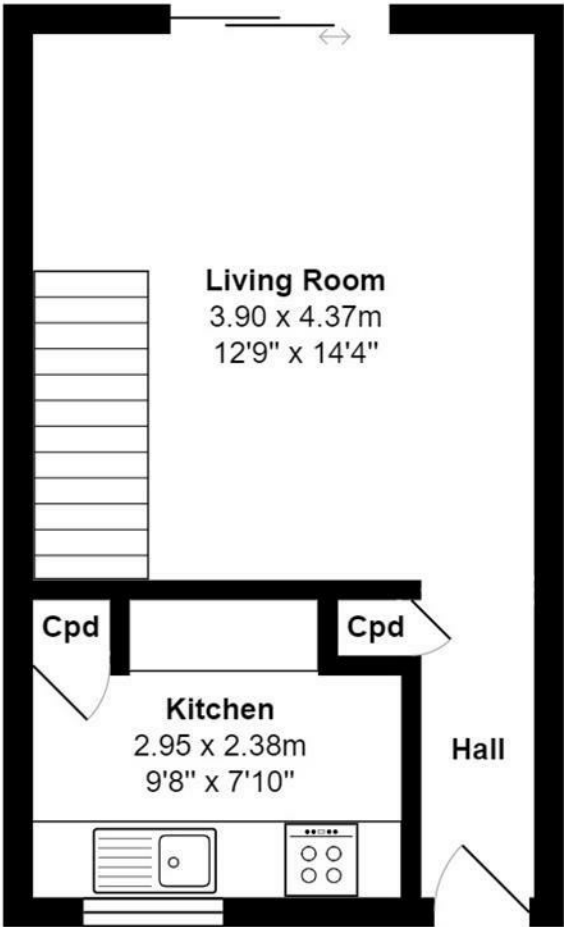




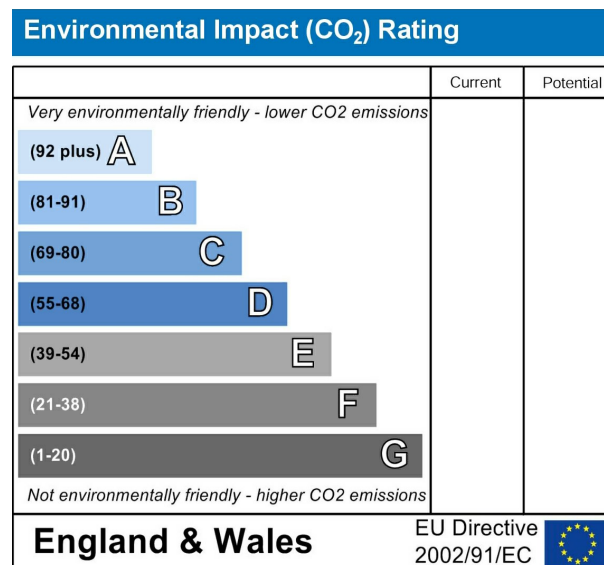
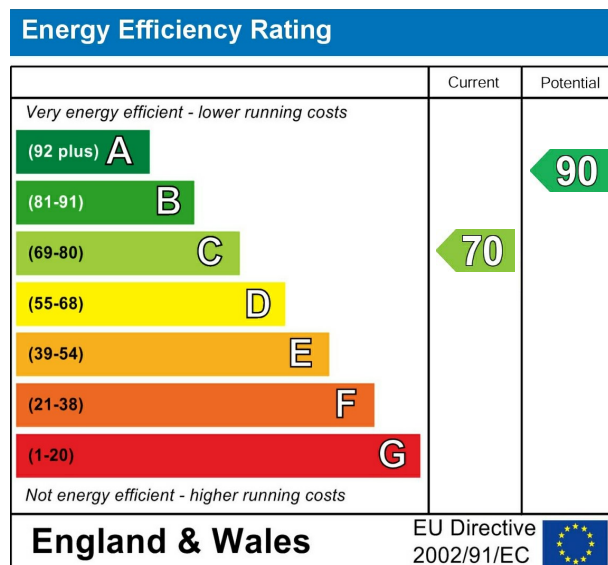




Floorplan



## EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.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.

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