



01947 601301



LINDEN LEA, ROBIN
HOODS BAY

3 BED DETACHED
BUNGALOW



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PROPERTY FEATURES

- Detached Bungalow in need of Refurbishment
- 1,000 sq ft of Accommodation over 2 Floors
- 3 Bedrooms & Downstairs Bathroom & WC
- Electric Heating & Double-Glazing
- Potential to create Off-Street Parking
- South Facing Garden with Sheltered Terrace

Type: **DETACHED BUNGALOW**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **1**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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LINDEN LEA, ROBIN HOODS BAY - 3 bed Detached Bungalow - £295,000



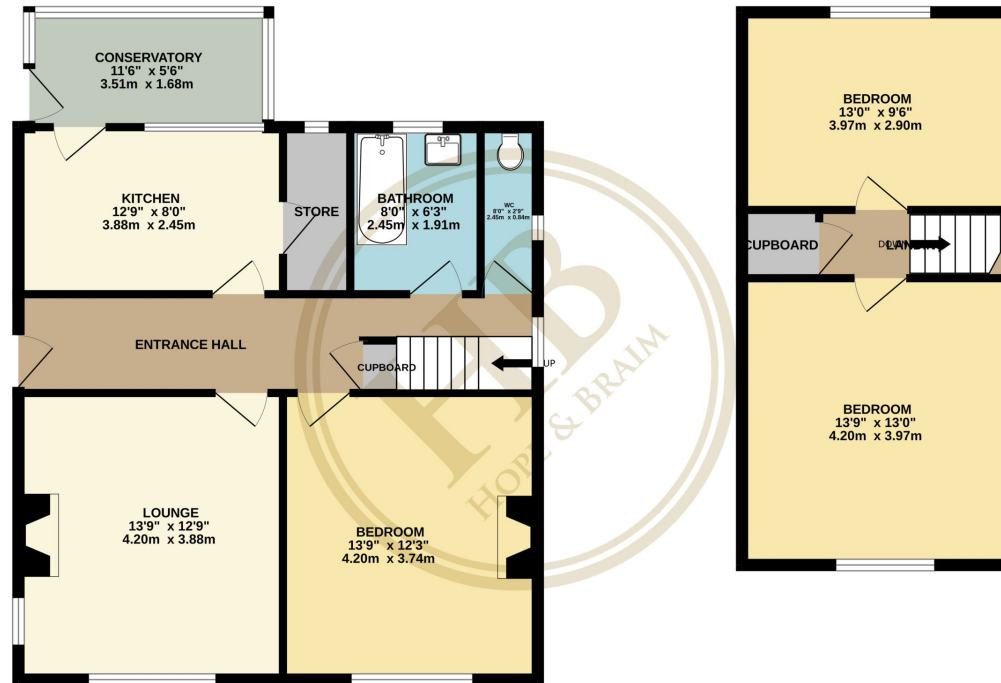
Hope & Braim are delighted to present Linden Lea on Thorpe Lane in Robin Hoods Bay to the market. This detached bungalow is ripe for refurbishment and will appeal to those wanting a property they can make their mark on and create a home with the benefit of a garden that's close to the coast. The property has over 1,000 sq ft of flexible accommodation over two floors comprising either two reception rooms downstairs with two bedrooms upstairs, or one reception room and three bedrooms. The entrance is to the side with the living accommodation off a spacious hall, comprising two front rooms of equal size, both with tiled fireplaces and large windows, and a kitchen with original tiles and a separate pantry cupboard. There is a bathroom with a two-piece bathroom suite and a separate WC downstairs. Upstairs there are two bedrooms with additional eaves storage. To the rear is a conservatory and a garden, whilst to the front is a garden with potential to create off-street parking off Thorpe Lane. The property has been cleared, benefits from having some electric heating and is double-glazed throughout.



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GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA - 1061 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G	19	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

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