

HUNTERS®

HERE TO GET *you* THERE



Cambridge Avenue

Scunthorpe, DN16 3PD

Offers In The Region Of £250,000



Council Tax: D



44 Cambridge Avenue

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Front

Garden

Lounge/Diner

20'0" x 16'4" (6.10m x 4.99m)

Kitchen

11'11" x 9'9" (3.63m x 2.98m)

Bedroom 1

16'4" x 10'11" (4.99m x 3.32m)

Bedroom 2

11'0" x 9'11" (3.36m x 3.01m)

Bedroom 3

9'11" x 9'9" (3.01m x 2.96m)

Bathroom

7'10" x 6'1" (2.39m x 1.86m)

Tel: 01724 700000

This three bedroom detached property is situated in the highly desirable area of Bottesford and offers an exciting opportunity for those looking for a home with plenty of potential.

The property occupies a generous plot for the area and benefits from ample off-road parking, together with a double garage. Whilst the property does require renovation and modernisation, it provides a fantastic opportunity for the new owner to make the home their own.

The location is particularly appealing, being close to local schools, parks and amenities, making this an ideal area for families and those looking to enjoy the surrounding facilities. The generous plot also provides good outside space, adding to the property's overall appeal.

Properties with this combination of location, plot size, parking and garage are rarely available, making viewing highly recommended to appreciate the potential on offer.



Road Map



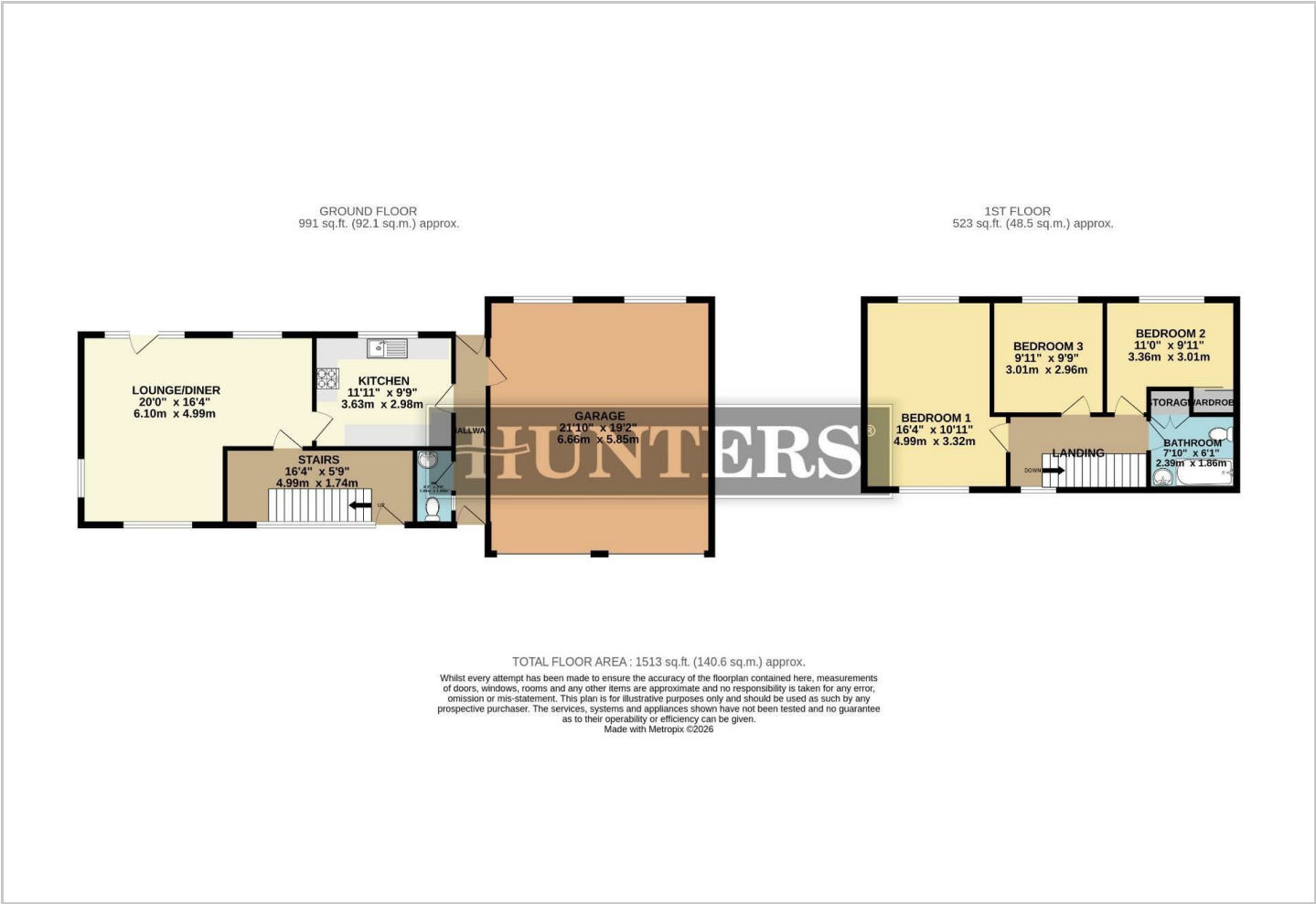
Hybrid Map



Terrain Map



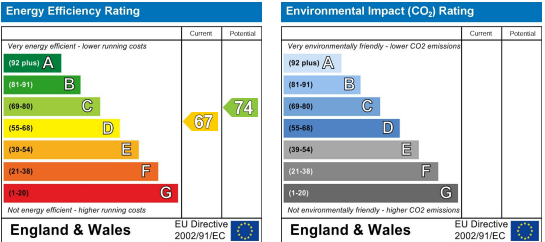
Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.