

Beaumont Road, North  
Ormesby



Offers Over £80,000

IH INGLEBY HOMES





This three bedroom property is a good example of its kind, having been well cared for, and updated. Enjoying full UPVC double glazing, and a replaced 'Combi' boiler.

The kitchen has been upgraded, whilst the family bathroom is another strength. All features that will put aside any concerns of near-future outlays.

Situated on within this North Ormesby location, with terrific local amenities, good transport links, and high rental demand.

Briefly, the accommodation comprises an entrance hall, large open-plan lounge/diner, fitted kitchen, rear hall, and bathroom to the ground floor. The first floor delivering the three generous bedrooms, one with fitted robes.

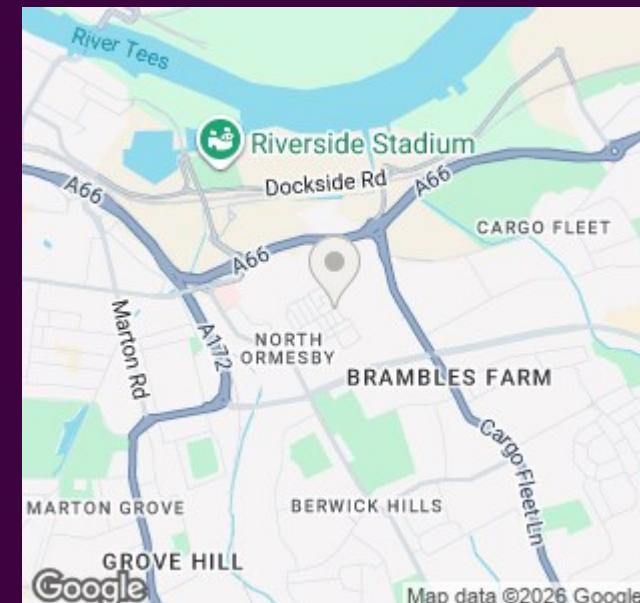
A rear yard is half covered with a timber workshop, creating an enclosed ,small near end courtyard which adjoins it.

# The Layout



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

## The Location



Council Tax Band:  
A  
Tenure:  
Freehold



- A spacious three bedroom terraced property
- Ideal first purchase or buy to let
- Attractive kitchen and family bathroom
- Combi-boiler gas central heating
- Full UPVC double glazing
- No forward chain