



**28 St. Albans Close, Witherwick, HU11 4TJ**

**£139,950**



This bungalow sits in a quiet spot in the popular village of Witherwick. The property offers off street parking to the front and a private garden to the rear, lounge, kitchen with utility/extension, 2 bedrooms and wet room. With a little TLC this property will make a beautiful home!

EPC - D  
Council Tax - A  
Tenure - Freehold



## Front Garden

Driveway with parking for 2 cars.

## Entrance Hall

Entrance door, cupboard, laminate flooring, loft access, coving to ceiling.

## Lounge

Window to front of property, electric fire with wood surround, coving to ceiling, dado rail, laminate flooring, radiator.



## Kitchen

Fitted wall and base units, work surfaces, space for free standing electric oven and cooker, part tiled walls, extractor fan, radiator, Vinyl flooring.



## Utility

Window to rear of property, door to rear of property, fitted wall and base units, work surfaces, stainless bowl sink and drainer, part tiled walls, space and plumbing for washing machine, space for fridge freezer, Vinyl flooring.



## Master Bedroom

L shaped, window to rear of property, coving to ceiling, radiator, laminate flooring.

## Bedroom 2

Window to front of property, coving to ceiling, radiator, laminate flooring.

## Wet Room

W.C, pedestal hand wash basin, electric shower, extractor fan, tiled walls.

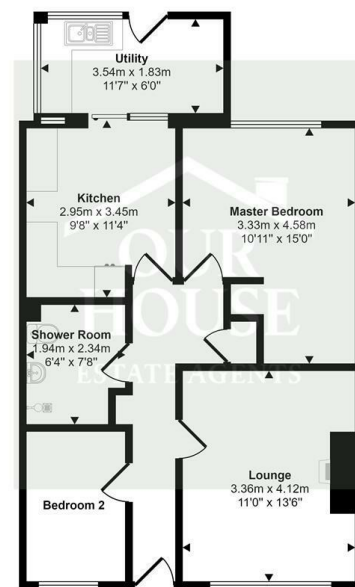
## Rear Garden

Mainly gravelled, paved area, fenced boundaries, raised gravelled area, metal shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Approx Gross Internal Area  
64 sq m / 693 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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