



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



216 Queen Street

£275,000

WITHERNSEA, HU19 2NX



DETACHED BUNGALOW WITH LANDSCAPED GARDENS!

This substantial detached bungalow is one of only three individual bungalows, located in a convenient location to the south of the town. Offering spacious accommodation throughout, coupled with a large West facing garden to the rear and a blocked paved frontage with two sets of vehicular gates to the roadside and a through garage, this well presented property really must be viewed to fully appreciate the accommodation on offer. With gas central heating and uPVC glazing throughout the property comprises: hallway, two double bedrooms, modern bathroom, open plan lounge across the rear leading to a conservatory and a modern fitted gloss kitchen, stairs rise from the lounge to a first floor loft room with ensuite shower.





Hall

A glazed uPVC door opens into a central hallway with a radiator.

Bedroom One 9'10" x 12'5" excluding bay and wardrobes (3.00 x 3.80 excluding bay and wardrobes)

Good size ground floor double bedroom with a range of fitted wardrobes, a front facing uPVC bay window and radiator.

Bedroom Two 12'5" x 11'9" (3.80 x 3.60)

Second ground floor double bedroom, currently used as a sitting room, with a uPVC bay window to the front aspect and radiator.

Bathroom 7'6" x 7'6" (2.30 x 2.30)

Contemporary bathroom suite comprising of a shower bath with mains fed shower an glass screen, low level WC and pedestal wash hand basin. Tiled flooring and fully tiled walls. Spotlights, chrome towel radiator and two obscured glass uPVC windows.

Lounge/Dining Room 16'0" x 20'2" maximum (4.90 x 6.15 maximum)

Open plan reception room across the rear of the property with stairs rising to the second floor, oak flooring,

spotlights to the ceiling, two radiators, a side facing uPVC window and glazed double doors opening to the conservatory.

Conservatory 15'8" x 8'0" (4.80 x 2.45)

Of uPVC construction under an acrylic roof with French doors opening to the rear garden, tiled flooring and with a radiator.

Kitchen 14'5" x 7'10" (4.40 x 2.40)

Updated kitchen fitted with a range of modern white gloss units to the base and walls with complimenting worktops over and tiled splash backs. Fitted with a high level electric oven and separate gas hob with extraction hood above, 1.5 bowl stainless steel sink with drainer and mixer tap. With laminate flooring throughout, towel radiator, rear facing uPVC window with skylight above, rear entrance door and a gas combi-boiler concealed in a cupboard.

Loft Room* 18'10" x 20'2" to dormer (5.75 x 6.15 to dormer)

Spacious first floor loft space with ensuite containing corner shower, toilet and sink. With a uPVC dormer window to the front aspect, skylight to the rear and with access to the eaves storage space leading over the garage. *we understand this attic room has been altered from it's original layout but there are no building regulation certificates for this work.

Garage

Brick garage adjoining the side of the property with dual entry up and over doors to the front and rear.

Garden

To the rear of the property is a landscaped garden, West facing to catch the afternoon sun, being mostly laid to lawn and with quarry stone paved patio and path leading to a raised decked area with an impressive wooden BBQ house. To the front is a block paved frontage with two sets of double gates to the roadside and provides plenty of potential for off street parking (subject to installing a dropped kerb. Planning consent had previously been approved for this but has since expired). Pedestrian access is provided down the side of the property to the rear garden, with a useful area to the side to store bins etc.

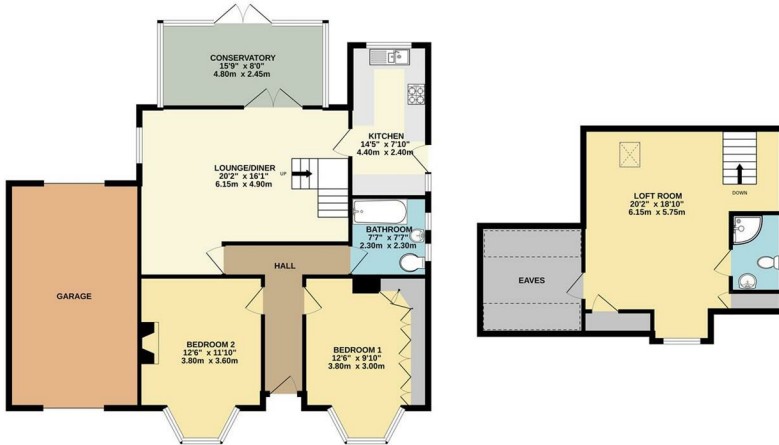
Agent Note

Parking: on street parking (no dropped kerb in place). Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (157.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprints 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 specifications shown have not been tested and no guarantee, as to their operation or efficiency can be given.
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Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	<div style="text-align: center;"> 73 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	<div style="text-align: center;"> 49 </div>
England & Wales EU Directive 2002/91/EC	

Services include mains gas, electric and drainage connections.

Council tax band C.

From the town centre head south on Queen Street through the traffic lights, 216 is located on the right hand side just after Westfield Rise and before reaching Trinity Fields and Tesco.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make/give any representation or warranty in respect of the property.

