



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 17 Newsham Gardens

£225,000

Withernsea, HU19 2PY



**TWO BEDROOM DETACHED BUNGALOW WITH NO CHAIN!**

Located on a cul-de-sac at the south end of the town is this very well presented bungalow, having undergone refurbishment ahead of sale, this lovely property now offers a great opportunity for any buyer looking for a property that is ready for a new owner to move straight into. Occupying a good size plot with a generous south facing garden to the rear, a driveway and integral garage providing off street parking. This property comprises: porch, hallway, two double bedrooms with fitted wardrobes, spacious lounge with rear conservatory, fitted kitchen diner and additional utility room. With gas central heating in place and double glazed timber frame windows for the majority. Bungalows in this location rarely come onto the market and this is a great example for any buyer looking for a property near the sea that is ready to move into, contact our office today to arrange an appointment to see all this home has to offer.





### Hallway

A glazed uPVC door opens to an internal porch with a further glazed wooden door opening through into the hallway with a built-in airing cupboard housing the hot water tank, a radiator and loft hatch.

### Kitchen Diner 14'9" x 9'10" (4.50 x 3.00)

Good size kitchen fitted with a good range of units with black worktops and white tiled splash backs, built-in electric oven and hob with extraction hood, 1.5 bowl sink and drainer with mixer tap, glazed display cabinet, radiator, laminate flooring and a rear facing timber frame window.

### Utility 6'6" x 9'2" (2.00 x 2.80)

Separate utility room housing space & plumbing for a washing machine and under counter white goods, with a wall mounted gas fired boiler, laminate flooring, radiator and a timber frame window and door to the garden.

### Lounge 14'7" x 16'0" (4.45 x 4.90)

Spacious living room with sliding patio doors to the conservatory and a timber frame window facing out

onto the rear garden, with a radiator and a central fireplace housing a gas fire.

### Conservatory 11'11" x 10'7" (3.65 x 3.25)

Timber frame rear conservatory facing the garden with tiled flooring and a door to the rear.

### Bedroom One 14'1" x 11'1" (4.30 x 3.40)

Double bedroom with fitted wardrobes, radiator and front facing timber frame window.

### Bedroom Two 14'1" x 8'2" (4.30 x 2.50)

Second double bedroom also with matching fitted wardrobes, a radiator and front facing timber frame window.

### Shower Room 5'8" x 10'4" (1.75 x 3.15)

Stylish and contemporary shower room comprising of a quadrant shower cubicle with mains shower unit, low level WC and pedestal basin, with fully tiled walls and wood effect vinyl flooring, radiator and a side facing window.

### Garden & Garage

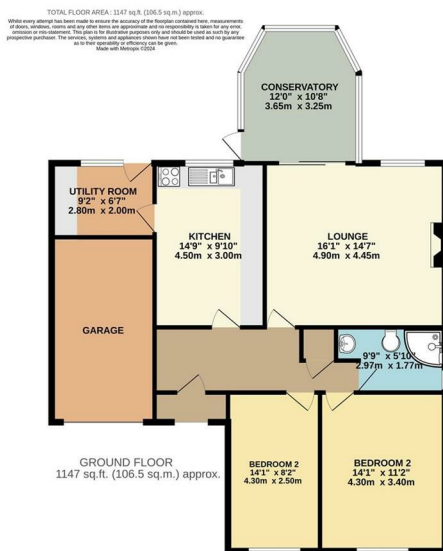
The property is accessed by a private driveway to provide off street parking and continues to the integral garage with a roller shutter door. With a walled frontage and planted garden and brick set pathways to the front door and continuing down the side of the property via a gate to the rear. To the rear is a good size South facing garden, enclosed by fenced boundaries with mature shrubbery, two wooden storage sheds and paved patio area stepping out from the conservatory.

### Agent Note

**Parking:** off street parking is available with this property.

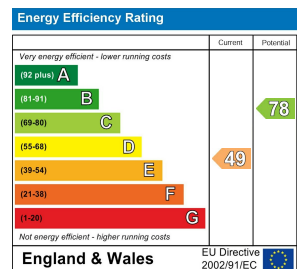
**Heating & Hot Water:** the property has gas central heating via a gas boiler.

**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.



### Energy Efficiency Graph

Tenure: Freehold



Council tax band C.

Services include mains gas, electric and drainage connections.

From our office head south on Queen Street, through the traffic lights and continue past Tesco, take the left hand turning opposite the petrol station onto Holmpton Road and Newsham Gardens is a cul-de-sac on the right hand side before exiting the town.

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