



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



4 South View

Asking Price £139,999

Patrington Haven, HU12 0PX



THREE BEDROOM TERRACE HOUSE IN A LOVELY VILLAGE LOCATION.

This well presented terraced house located in Patrington Haven boasts three bedrooms, perfect for a small family, first time buyer or those looking to downsize.

Situated in a small village setting, with no chain involved and a south facing garden you can move in and start enjoying the comforts of this lovely cottage right away. Briefly comprising of kitchen, lounge, utility room, bathroom, downstairs WC and three bedrooms this property has to be viewed to be appreciated. Viewing by appointment only. Call us to arrange 01964 611281





Lounge 10'9" x 11'9" (3.3m x 3.6m)

An open plan lounge is situated at the front of the property with double doors opening up onto the garden, laminate flooring throughout and an electric fire.

Kitchen 10'9" x 15'5" (3.3m x 4.7m)

Double sliding doors open up into the kitchen. The kitchen has fitted units, sink with mixer tap and an under-stairs storage cupboard.

Utility Room 9'2" x 6'6" (2.8m x 2m)

A small utility can be found to the rear of the property with fitted work tops throughout. A uPVC door allows access to the backyard. An oil central heating boiler is located in the corner of this room.

WC 6'6" x 4'7" (2m x 1.4m)

Leading on from the utility is a downstairs WC with toilet, wash hand basin and central heating radiator.

Bathroom 15'1" (reducing to 12'5") x 5'10" (4.6m (reducing to 3.8m) x 1.8m)

The bathroom in this property comprises of a bath with tiled surround, toilet, wash hand basin and corner shower.

Bedroom 1 10'9" x 12'5" (3.3m x 3.8m)

Bedroom 1 has a uPVC window with views onto the backyard, carpet throughout and a central heating radiator.

Bedroom 2 10'9" x 9'2" (3.3m x 2.8m)

Bedroom 2 has a uPVC window with views onto the garden, carpet throughout and a central heating radiator.

Bedroom 3 7'6" x 6'2" (2.3m x 1.9m)

Bedroom 3 has a uPVC window with views onto the garden, carpet throughout, a bulk head cupboard and a central heating radiator.

Garden

The south facing garden at the rear is very well presented with mainly laid to lawn, a small patio and fence surround. A gate allows access to a back passageway.

AGENT NOTES

Heating and Hot water - Via an oil central heating boiler and a separate immersion tank.

Parking - There is no off street parking at the property.

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

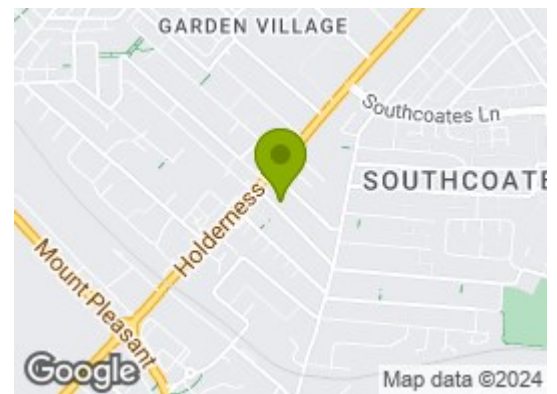
GROUND FLOOR
432 sq ft (39.9 sq m.) approx.



1ST FLOOR
419 sq ft (38.9 sq m.) approx.

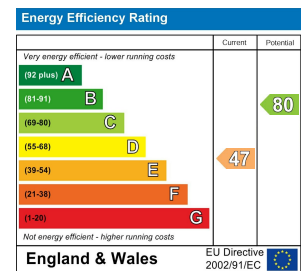


TOTAL FLOOR AREA: 851 sq ft (77.8 sq m.) approx.
These figures are based on measurements taken from the floor level. They do not include the area of any external walls, balconies, or other structures. They are not intended to be used for legal purposes. They are provided for information only and should not be relied upon for any purpose. They are not intended to be used for any purpose other than to provide a general indication of the size of the property.



Energy Efficiency Graph

Tenure: Freehold



Services include mains drainage and oil central heating.

This property is located in Patrington Haven, on approach into the village the property is on the left hand side before you get to the pub with a path leading to the back entrance.

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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

