



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 17 Cheverton Avenue

£115,000

WITHERNSEA, HU19 2HW



GOOD SIZE TWO BEDROOM TERRACE NEAR TO THE SEAFRONT!

This well presented mid terraced property is located withing close proximity of the centre of town for local amenities and the beach is at the bottom of the street with steps down onto the beach. With vacant possession and no onward chain this property will appeal to first time buyers or investment landlords who are wanting a property that is ready to move straight into. Boasting two first floor double bedrooms, modern four piece bathroom suite, two open plan reception rooms, modern fitted kitchen with separate utility room and downstairs WC, to the rear is a good size garden, mostly laid to lawn and with a paved patio area. With the benefit of gas central heating and uPVC double glazing already in place. Viewing is a must to appreciate all that this property has to offer, contact us to arrange.







### Porch/Hallway

A uPVC front entrance door opens to an internal porch with tiled flooring and further timber glazed door giving access into the hallway with laminate flooring, central heating radiator and decorative corbels.

### Lounge 12'5" excluding bay x 11'0" (3.79 excluding bay x 3.37)

With a uPVC bay window to the front aspect. Feature fireplace with timber mantel, marble effect back panel and hearth with fitted living flame gas fire. Central heating radiator, cornice and ceiling rose. Glazed double doors through to the dining room for an open plan layout.

### Dining Room 13'3" x 10'11" (4.06 x 3.35)

Central reception room leading onto the kitchen and with open plan stairs rising to the first floor with a spindled balustrade. A uPVC window faces the rear garden, coving and a central heating radiator.

### Fitted Kitchen 11'8" x 8'3" narrowing to 6'10" (3.57 x 2.52 narrowing to 2.10)

Being fitted with a range of cream units to both base and walls with modern quartz worktops and tiled splash backs. Inset 1.25 stainless steel sink and drainer with mixer tap. Fitted electric oven with gas hob and extraction fan.

Gas fired combination boiler concealed in a cupboard. Tiled flooring, central heating radiator and a uPVC window and door to the rear garden.

### Utility Room 5'1" x 6'11" (1.56 x 2.11)

With a uPVC window to the side aspect, plumbing for automatic washing machine, space for a tumble dryer and fridge freezer.

### WC 6'10" x 2'9" (2.10 x 0.85)

Ground floor WC with a window to the rear.

### Landing

Stairs rise to a split level landing area with loft hatch and a timber balustrade.

### Bedroom One 14'6" x 12'4" (4.44 x 3.77)

Double bedroom with a uPVC window to the front aspect and central heating radiator.

### Bedroom Two 8'3" x 13'4" (2.53 x 4.07)

Double bedroom with a uPVC window to the rear of the property and central heating radiator.

### Bathroom 8'3" x 7'11" (2.53 x 2.43)

Modern four piece white suite comprising panel bath with telephone style mixer, quadrant shower cubicle with mains

fed shower, low level WC and pedestal wash hand basin. Vinyl flooring, tiled walls, towel radiator and an obscured glass uPVC window.

### Garden

To the front is an enclosed forecourt with walling and a hand gate. To the rear is a good size garden, mainly laid to lawn with a paved patio area and enclosed by fenced and walled boundaries with a gate providing pedestrian rear access.

### Agent Note

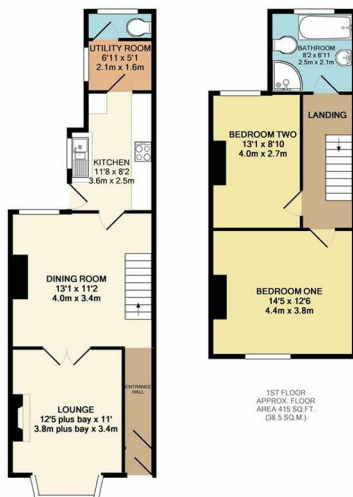
Parking: there is no off street parking is available with this property.

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.

### Personal Interest Disclaimer

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a director of Goodwin Fox Limited.



GROUND FLOOR  
APPROX. FLOOR AREA 811 SQ.FT. (75.3 SQ.M.)

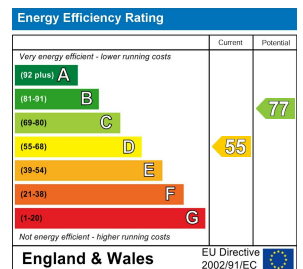
TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
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## Energy Efficiency Graph

Tenure: Freehold



Mains Gas, Electricity and Drainage are connected.

Council Tax Band A.

Cheverton Avenue is located to the south of Withernsea Town Centre. From the Town Centre, head south on Queen Street. Cheverton Avenue is on the left at the Corner of The Queens Residential Home and Queen Street. Number 17 can be found on the left hand side.

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.