



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 16 Churchill Avenue

Asking Price £185,000

Burstwick, HU12 9HF



### THREE BEDROOM SEMI-DETACHED HOUSE WITH LOFT SPACE

Having been lovingly updated by the current owners to a high standard throughout this property is now ready for a new owner to move straight into and enjoy. One of the highlights of property is an open plan conservatory leading on from the kitchen diner providing a spacious and sociable space facing out onto the garden. With three bedrooms and useable second floor loft space this property provides ample space for a family or those looking for extra room to work from home. With uPVC glazing and gas central heating throughout, the accommodation comprises: entrance porch, lounge, kitchen diner, conservatory, to the first floor is a family bathroom, and three bedrooms, with a fixed staircase leading from the third bedroom to the second floor loft space with velux window, outside is a good size rear garden, not overlooked, and being mostly decked and gravelled for ease of maintenance. To the front is a gravelled driveway providing off street parking for multiple cars. This property should cater for a range of buyers, especially families looking to take the next step on the property ladder and must be seen to be appreciated, call us today to arrange.





**Entrance Porch 4'1" x 5'6" (1.25 x 1.70)**

Brick porch with a modern grey composite front entrance door with two windows to the side aspects with obscured glass, radiator and laminate flooring.

**Lounge 13'9" x 14'7" (4.20 x 4.45)**

Good size front living room with an open aspect stair case rising to the first floor with wooden spindles, uPVC windows front and side aspects, feature fireplace with a modern surround and gas fire, radiator and laminate flooring.

**Kitchen Diner 10'5" x 14'7" (3.20 x 4.45)**

Fitted with a range of solid wood units to the base and walls with complementing work surfaces over with a black composite sink and drainer with mixer tap, fitted oven with gas hob above and extraction fan, plumbing for a washing machine and space for a fridge freezer. Ample room for a dining table and being open plan to the conservatory with a feature archway. Tiled flooring, radiator, tiled splash backs and access to the under-stairs-storage cupboard.

**Conservatory 14'5" x 11'11" (4.40 x 3.65)**

Large conservatory across the rear of the property of uPVC construction with a dwarf wall and pitched roof, with

French doors opening out onto the rear patio area. With three radiators and laminate flooring throughout.

**Landing**

Stairs lead onto the landing with a uPVC window to the side aspect and access to all first floor accommodation.

**Bedroom One 13'9" x 8'6" excluding wardrobes (4.20 x 2.60 excluding wardrobes)**

Double bedroom fitted with two built in storage cupboards/wardrobes to one wall, with a uPVC window to the front aspect, laminate flooring and a radiator.

**Bedroom Two 9'2" x 8'2" (2.80 x 2.50)**

Rear facing bedroom with a uPVC window, laminate flooring and radiator.

**Bedroom Three 10'9" x 5'10" (3.30 x 1.80)**

Single bedroom with a uPVC window to the front aspect, radiator, laminate flooring and a door opening to a fixed staircase leading to the second floor loft space.

**Bathroom 6'2" x 6'2" (1.90 x 1.90)**

Updated bathroom fitted with a white three piece suite comprising of a shower bath with dual shower and glass screen, WC and vanity basin set in a modern grey unit. With patterned vinyl flooring, wet wall panelling, grey towel radiator and a uPVC window to the rear.

**Loft Space 11'9" x 11'7" (3.60 x 3.55)**

Second floor loft space with a sloping ceiling, velux window, fitted cupboard, radiator and access to eaves storage space.

**Garden**

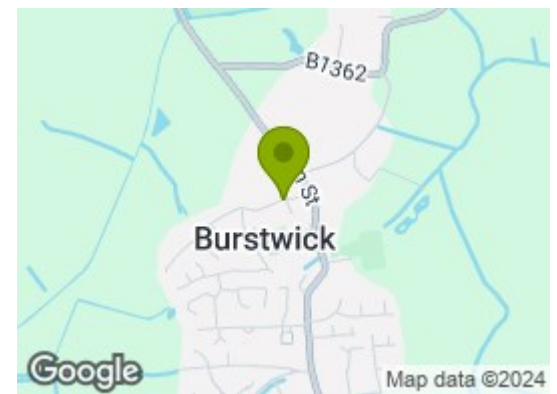
To the front of the property is a side driveway with an additional gravelled front garden to provide off street parking for multiple cars, a low hedge boundary fronts the roadside and a pedestrian gate opens to the rear garden. Stepping out to the rear is a large decked patio area adjoining the conservatory with a feature wooden balustrade and small garden bar, leading from this is a low maintenance gravelled area with slate chip planted borders and wooden shed. The garden is fully enclosed by fenced boundaries to all sides and is not overlooked from the rear.

**Agent Note**

Parking: 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 cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



TOTAL FLOOR AREA: 3009 sq.ft. (99.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing measurements, measurements of areas, volumes, heights and any other details are approximate and should not be used as such by any prospective purchaser. The vendor, agents and applicants accept no liability for any errors or omissions in this statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, agents and applicants accept no liability for any errors or omissions in this statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, agents and applicants accept no liability for any errors or omissions in this statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, agents and applicants accept no liability for any errors or omissions in this statement.



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">74</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
<small>Not energy efficient - higher running costs</small>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Services include mains gas, electric and drainage connections.

Council tax band B.

From Hull on the A1033 turn left at Camerton onto Station Road and follow that into Burstwick. Turn left onto Main Street and continue past the village pub then left again onto Churchill Avenue where the property is on the right 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 firms employment has the authority to make/give any representation or warranty in respect of the property.

