



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



5 Francis Way

£155,000

Patrinton, HU12 0NY



Well presented two bedroom semi-detached bungalow situated in a small cul-de-sac of only a handful of properties, within a short walk of the centre of this well regarded village. Offered to the market with the benefit of vacant possession and no onward chain, with uPVC glazing, gas central heating and air-conditioning to most rooms, the accommodation briefly comprises: hallway, lounge, two bedrooms, shower room and rear kitchen, outside is a side driveway and garage for off street parking along with gardens to the front and rear, with the rear being mostly paved for ease of maintenance. Offering the ideal choice for any buyer looking to retire to the village, with bungalows in short supply this property is sure to attract plenty of interest so we recommend an early viewing to avoid disappointment.





Hallway

A uPVC side entrance door opens into a central hallway with a built-in storage cupboard, laminate flooring and radiator.

Lounge 17'8" x 11'1" (5.40 x 3.40)

Good size living room with a uPVC window to the front aspect, radiator, exposed brick fireplace with electric fire and a wall mounted air-conditioning unit.

Kitchen 9'10" x 10'5" (3.00 x 3.20)

Rear facing kitchen with wooden units to the base and walls with white worktops and tiled splash back areas, with a gas cooker point with extraction fan, stainless steel sink & drainer with mixer tap, plumbing for a washing machine, wall mounted gas boiler, laminate flooring, radiator and a uPVC door and window to the rear garden.

Bedroom One 14'9" x 8'6" (4.50 x 2.60)

Double bedroom with a uPVC window to the rear aspect, fitted wardrobes, laminate flooring, radiator and an air-conditioning unit.

Bedroom Two 11'9" x 7'10" (3.60 x 2.40)

Front facing bedroom with a uPVC window, radiator, laminate flooring and air-conditioning unit.

Shower Room 7'0" x 5'10" (2.15 x 1.80)

Fitted with a white suite comprising of a WC, wall hung basin and a quadrant shower cubicle with a mains fed shower, wet wall panelled walls, non-slip flooring, towel radiator and a uPVC window.

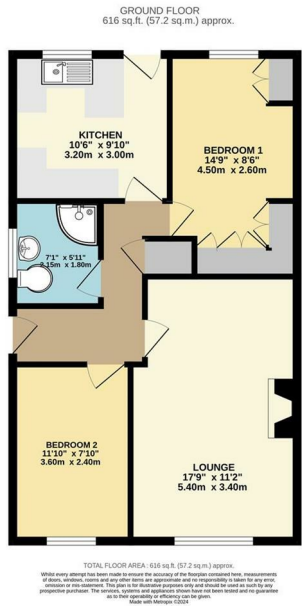
Garden

To the front of the property is a laid to lawn garden with mature shrubs and a side driveway providing off street parking and access to a brick built garage with an up and over vehicle

door, pedestrian side door and window. To the rear is a paved garden for easy maintenance, enclosed to all sides and housing a wooden shed for additional storage.

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.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	68
EU Directive 2002/91/EC			

Council tax band B.

The property is connected to mains gas and mains drainage.

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