



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



19 Chestnut Avenue

£240,000

WITHERNSEA, HU19 2PG



Detached true bungalow, deceptive in size both inside and out, with a large south facing garden to the rear, currently laid out as a two bedroom property, but with three reception rooms it offers plenty of flexibility for additional bedroom space if desired. With uPVC glazing and gas central heating throughout the accommodation comprises: porch, central hallway, two double bedrooms both with fitted bedroom furniture, one with an ensuite shower and one with an ensuite bathroom, sitting room, rear lounge, kitchen, open plan dining room and a conservatory across the rear. To the rear of the property is a long enclosed garden, south facing to catch the sun all day, mostly laid to lawn and with a patio area stepping out from the conservatory. Well presented throughout and situated on a no through road at the south end of the town, within a short walk of the Tesco Supermarket and the sea front. Available to view via appointment, contact our office today to arrange this.





Porch/Entrance Hall

A uPVC front entrance door opens to an internal porch with tiled floorings and a further door opening through to a central hallway, with loft access, a deep built-in storage cupboard, two radiators and a further uPVC door opening from the side pathway.

Sitting Room 11'5" x 11'5" excluding bay (3.50 x 3.50 excluding bay)

Front facing sitting room with a uPVC bay window, radiator and a fireplace with log burning stove.

Lounge 11'5" x 15'5" (3.50 x 4.70)

Rear facing living room with uPVC patio doors opening to the conservatory, radiator and a period fireplace with tiled cheeks and open grate fire.

Conservatory 9'6" x 22'5" (2.90 x 6.85)

Spacious uPVC conservatory spanning the rear of the property and accessed via both the lounge and dining room, with French doors to the rear garden and a radiator.

Kitchen 12'5" x 8'6" (3.80 x 2.60)

White gloss fitted kitchen with a range of units and complementing worktops with red splash backs and a 1.5 bowl ceramic sink and drainer with mixer tap. Provisions

for a range cooker with extraction hood, space for a fridge freezer and plumbing for a washing machine. Wall mounted gas fired boiler, side facing uPVC window, vinyl flooring and being open plan to the dining area.

Dining Room 15'3" x 11'5" (4.65 x 3.50)

With uPVC patio doors to the conservatory and a radiator.

Bedroom One 11'5" x 11'5" (3.50 x 3.50)

Double bedroom with fitted bedroom furniture, a uPVC bay window to the front aspect, radiator and ceiling fan.

Ensuite Bathroom 7'8" x 12'7" (2.35 x 3.85)

Three piece bathroom suite comprising of a roll top bath with mixer shower, WC and vanity basin. With tiled flooring and wet wall panelled splash backs, heritage style towel radiator, storage cabinet and an obscured glass uPVC window.

Bedroom Two 10'4" x 11'5" (3.15 x 3.50)

Side facing double bedroom with uPVC window, fitted bedroom furniture, radiator and ceiling fan.

Ensuite Shower Room 5'10" x 6'6" (1.80 x 2.00)

Fitted with a walk-in shower cubicle, WC and pedestal basin. With a towel radiator, wet wall panelled splash backs, vinyl flooring and a uPVC window.

Garden

To the front of the property is a dropped kerb leading onto a gravelled front garden, with a pathway leading beside the property with a gate opening to the rear.

At the rear is a large south facing garden, laid to lawn with an extensive patio area adjoining the conservatory, enclosed by fenced boundaries to all sides, with mature plants and seated within the garden is a wooden summerhouse, greenhouse, storage shed and a small decorative brick built tool shed.

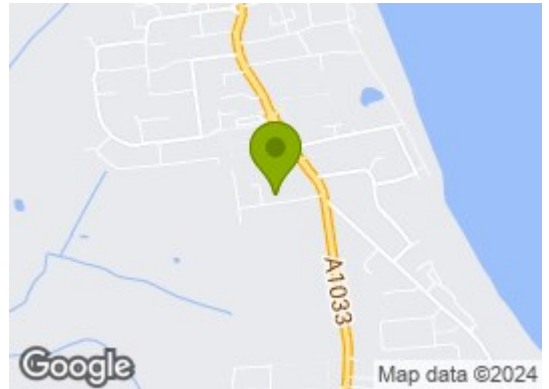
Agent Note

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

Please note there is a housing development undergoing construction on the land to the southern boundary.



TOTAL FLOOR AREA: 1300 sq.ft. (125.4 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floorplan, the measurements and dimensions are approximate. This plan is for guidance purposes only and should not be used as a substitute for a professional survey. The property, fixtures and appliances shown here are not intended to be guaranteed as to their location or condition.
 Map data ©2024



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(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 EU Directive 2002/91/EC	

Council tax band B.

The property is connected to mains gas and mains drainage.

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.

