



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



35 The Glade

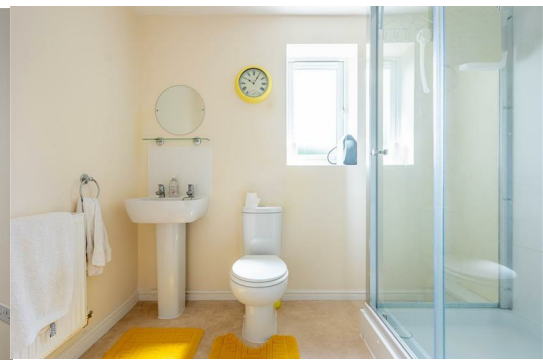
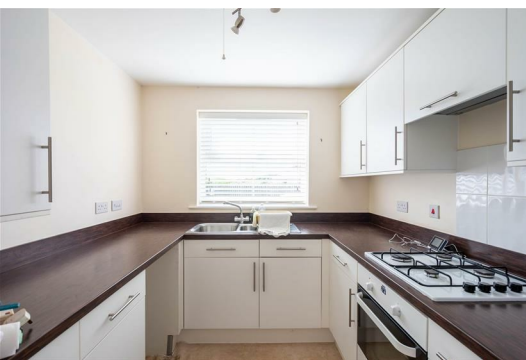
Asking Price £145,000

Withernsea, HU19 2ET



SEMI-DETACHED TWO BEDROOM BUNGALOW WITH NO CHAIN!

Offered to the market with vacant possession and no chain involved is this modern semi-detached true bungalow, built in 2016 with all mod cons and providing the ideal opportunity for any retiree looking to relocate by the sea. With uPVC glazing and gas central heating throughout the accommodation comprises: hallway, lounge diner, fitted kitchen, two bedrooms and shower room, externally is a wrap around front and side garden, laid to lawn garden at the rear and also at the front of the property is a tandem driveway providing parking space for two cars. Viewings are available via appointment only, contact our office today to arrange this.





Hallway

A side entrance door opens to a central hallway with loft access and radiator.

Kitchen 10'5" x 7'7" (3.20 x 2.35)

Modern fitted kitchen with a built-in oven and gas hob with extraction hood, 1.5 bowl sink and drainer with mixer tap, space for a vertical fridge freezer, plumbing for a washing machine, built-in cupboard and a front facing uPVC window.

Lounge Diner 17'8" x 9'10" (5.40 x 3.00)

Good size living room with a uPVC window to the front aspect and two radiators.

Shower Room 8'6" x 5'6" (2.60 x 1.70)

White three piece suite comprising of a shower cubicle, pedestal basin and WC, with vinyl flooring, a radiator and uPVC window.

Bedroom One 13'1" x 8'8" (4.00 x 2.65)

Rear facing double bedroom with uPVC window and radiator.

Bedroom Two 7'8" x 8'10" (2.35 x 2.70)

Second rear facing bedroom with radiator and uPVC window.

Garden

Across from the property is a tandem driveway providing parking space for two cars. A laid to lawn garden wraps across the front of the property and down the side where there is a useful wooden storage shed, the garden continues at the rear which is also laid to lawn and enclosed by fenced boundaries to three sides.

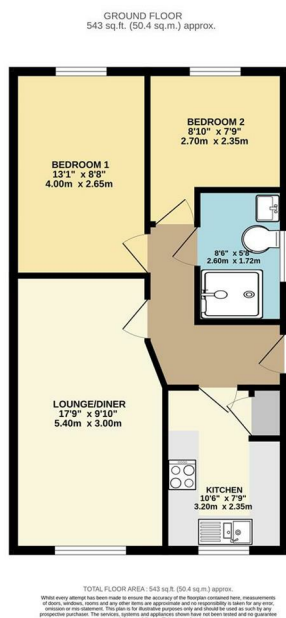
Agent Note

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

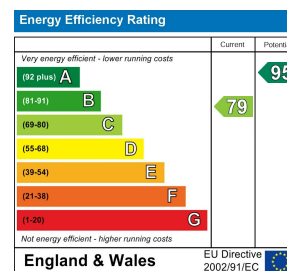
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers,

predictive speeds and best mobile coverage, please visit Ofcom checker.



Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

The property is connected to mains drainage and mains gas.

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 should 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.