



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 17 Chellsway

£195,000

Withernsea, HU19 2EN



**TWO BEDROOM DETACHED BUNGALOW WITH NO CHAIN!**

Nestled away at the end of this small cul de sac in a private, not overlooked, position is this pleasant true bungalow, enjoying well kept gardens to the front and rear along with a garage and driveway for off street parking, offered to the market with the benefit of no chain and vacant possession. With uPVC glazing and gas central heating in place the accommodation comprises: hallway, lounge, kitchen, shower room and two bedrooms with built-in storage. Ideal for any keen gardeners looking for a bungalow to retire to by the sea. Available to view via appointment only, contact our office today to arrange this.







**Hallway**

A uPVC side entrance door opens into the hallway with a built-in airing cupboard housing the hot water tank, radiator and loft access.

**Kitchen 9'2" x 8'10" (2.80 x 2.70)**

Fitted kitchen with provisions for a free standing gas cooker, space for a fridge freezer and plumbing for a washing machine, with a sink and drainer, rear facing uPVC window and gas fired system boiler.

**Lounge 17'4" x 12'1" (5.30 x 3.70)**

Good size living room with a gas fire, radiator, side facing uPVC window and additional flooring to ceiling uPVC window with door to the rear garden.

**Bedroom One 13'3" x 12'1" inc wardrobe (4.05 x 3.70 inc wardrobe)**

Double bedroom to the front aspect with a radiator and built-in cupboard.

**Bedroom Two 10'2" x 8'10" (3.10 x 2.70)**

Second double bedroom to the front aspect with a radiator and built-in cupboard.

**Shower Room 6'6" x 5'4" (2.00 x 1.65)**

Tiled shower room fitted with a quadrant shower cubicle with mains fed shower, vanity basin and WC, with a radiator and uPVC window.

**Garden & Garage**

The property is accessed via a hard standing driveway which leads to the garage and continues beside it to provide off street parking. The front garden is laid to lawn with planted borders and pathways lead down both sides of the property through to the rear where there is a private and spacious enclosed garden, also laid to lawn with a small feature pond, paved patio area, greenhouse and screened by fenced boundaries and mature trees for added privacy.

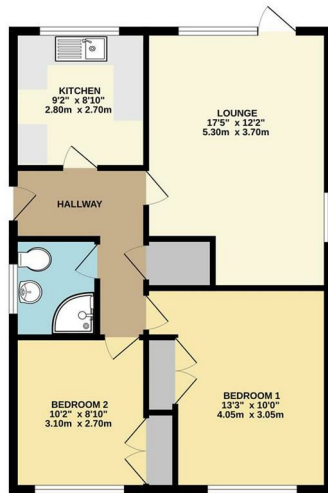
Parking: off street parking is available with this property.

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.

**Agent Note**

GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of the property are for information only and should not be relied upon for any legal or financial purposes. The property, fixtures and fittings shown have not been inspected and the plan is for information only.  
Made with Metropack (2024)



**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			
EU Directive 2002/91/EC		86	64
England & Wales			

Council tax band C.

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 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.

