



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



24 Louville Avenue

£175,000

WITHERNSEA, HU19 2PB



TWO BEDROOM SEMI-DETACHED BUNGALOW NEAR THE SEA WITH NO CHAIN!

Located at the south end of the town, just a stones throw from the beach and facing out down the street towards the sea, is this semi-detached bungalow with loft conversion, offered to the market with the benefit of vacant possession and no onward chain. Having been updated by the current owners over time to now include a first floor double bedroom and shower room, along with having a new kitchen installed and new boiler ahead of going on the market ready for a new owner to move into and enjoy. With uPVC glazing and gas central heating in place the accommodation comprises: side entrance hall, lounge, ground floor double bedroom, bathroom and a newly fitted kitchen with open plan dining area leading onto a glazed lean-to running across the rear of the property, to the first floor is a spacious bedroom (has been designed so that it can be easily split into two rooms if desired) and a shower room along with useful built-in landing storage cupboards, externally is a private driveway for parking leading to a garage and enclosed garden at the rear.





Hallway

A uPVC side entrance door opens into the hallway with stairs to the first floor, radiator and wood effect vinyl flooring.

Lounge 15'5" x 10'11" (4.70 x 3.35)

Front facing living room with a uPVC providing views down the road towards the sea, with a radiator and a decorative fireplace with tiled hearth.

Kitchen 10'11" x 8'6" (3.35 x 2.60)

Newly fitted kitchen in sage green with complementing wood effect worktops and matching upstands, housing a stainless steel sink and drainer with mixer tap, provisions for a free standing electric cooker with stainless steel extraction hood and backsplash, side facing uPVC window, wood effect vinyl flooring, open plan to the dining area and with a glazed wooden door and internal window leading to the lean-to.

Diner 12'3" x 8'10" (3.75 x 2.70)

Open plan dining space with a useful built-in cupboard, radiator, wood effect vinyl flooring and a uPVC window to the lean-to.

Lean To 4'3" x 19'0" (1.30 x 5.80)

Spanning the rear of the property with uPVC glazed windows under a newly replaced polycarbonate roof with a door to the garden, tiled flooring and with plumbing for a washing machine.

Bedroom Two 10'9" x 8'10" (3.30 x 2.70)

Ground floor double bedroom with a uPVC window to the front aspect, radiator and a cupboard housing the gas combi-boiler (recently replaced with a 10 year guarantee).

Bathroom 6'2" x 5'6" (1.90 x 1.70)

Ground floor bathroom fitted with a three piece white suite comprising; panelled bath with shower above and glass screen, low level WC and pedestal wash hand basin. With wet wall panelling, vinyl flooring, radiator and uPVC window.

Landing

Stairs lead to the first floor landing with a row of useful built-in storage cupboards with hang rails.

Bedroom One 10'11" x 20'0" (3.35 x 6.10)

Full width first floor bedroom with a side facing uPVC window and further skylight, two radiators, exposed wooden floorboards and access to eaves storage space. Has been designed so that this bedroom could easily be partitioned into two separate bedrooms if desired.

Shower Room

White three piece suite comprising of a quadrant shower cubicle, pedestal basin and WC, with exposed wooden flooring, matching half panelled walls, skylight and radiator.

Garden

To the front of the property is a laid to lawn garden with a paved side driveway providing off street parking and access to the garage, with a dwarf wall boundary to the road. To the rear is a good size garden, with a paved patio area, planted beds and a mature apple tree, enclosed by fenced boundaries to all sides and with double gates to the driveway.

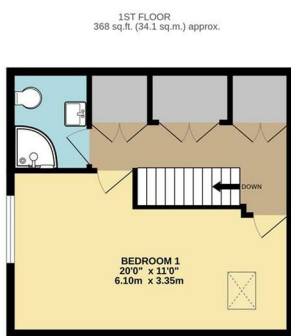
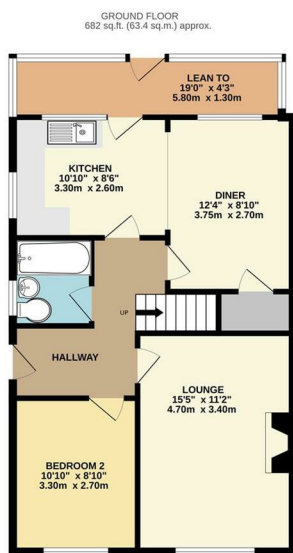
Garage

Pre-fabricated garage with a metal up and over garage door.

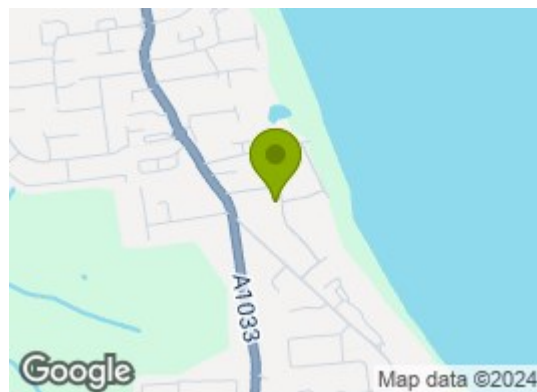
Agent Note

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.

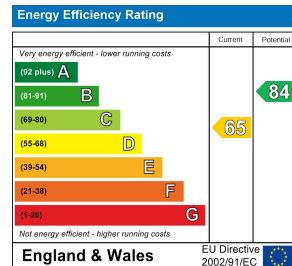


TOTAL FLOOR AREA: 1050 sq.ft. (97.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is as to their operability or efficiency can be given.
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Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections, however these have not been tested by the agent.

Council tax band B.

From our office head south on Queen Street, past Tesco and turn left onto Louville Avenue, where this 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 firm's employment has the authority to make/give any representation or warranty in respect of the property.