



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 West Villas

Offers Over £149,950

Burstwick, HU12 9EE



TWO BEDROOM MID TERRACE HOUSE WITH A LARGE GARDEN & OFF STREET PARKING!

This mid terrace house offers the ideal opportunity for any buyer looking to get onto the housing ladder in this sought after village; with two bedrooms, two bathrooms and a rear conservatory this property is certainly deceptive in size and includes a long garden at the rear that offers plenty of space for children to play. With Irish Oak uPVC glazing throughout and gas central heating the accommodation comprises: entrance, lounge, kitchen diner, ground floor shower room and a conservatory, to the first floor are two double bedrooms and a stylish family bathroom. Available to view via appointment, contact our office today to arrange this.





Entrance Lobby

A composite door opens into the entrance with vinyl flooring, stairs leading to the first floor landing and access through to the lounge.

Lounge 12'9" x 13'9" (3.90 x 4.20)

Good size living room with a uPVC front facing bow window, exposed brick fireplace housing an electric stove effect fire, radiator and under-stairs-storage cupboard.

Kitchen Diner 8'10" x 16'10" (2.70 x 5.15)

Open plan room across the rear of the property with white painted kitchen units and complementing worktops housing an electric oven and hob, sink and drainer with mixer tap, plumbing for a washing machine, space for a fridge freezer and kitchen table. With laminate flooring, radiator, rear facing uPVC window and a uPVC stable door to the rear conservatory.

Shower Room 7'6" x 4'11" (2.30 x 1.50)

Tiled ground floor shower room comprising of a shower with electric unit, basin and WC, with an obscured glass uPVC window.

Conservatory 11'11" x 10'5" (3.65 x 3.20)

Of uPVC construction under a lean-to roof with French doors overlooking the rear garden.

Bedroom One 9'10" x 16'10" max (3.00 x 5.15 max)

Spanning the width of the property is this front facing double bedroom with uPVC window two built-in cupboards and a radiator.

Bedroom Two 11'11" x 10'2" (3.65 x 3.10)

Rear facing double bedroom with uPVC window and radiator.

Bathroom 9'0" x 6'4" (2.75 x 1.95)

Stylish family bathroom fitted with a slipper bath with mixer shower tap, pedestal basin and WC, with decorative wall panelling, vinyl flooring, heritage style towel radiator, uPVC window and a combi-boiler concealed in a cupboard.

Garden

To the front of the property is a dropped kerb leading to a gravelled driveway providing off street parking. To the rear is a long garden, laid to lawn

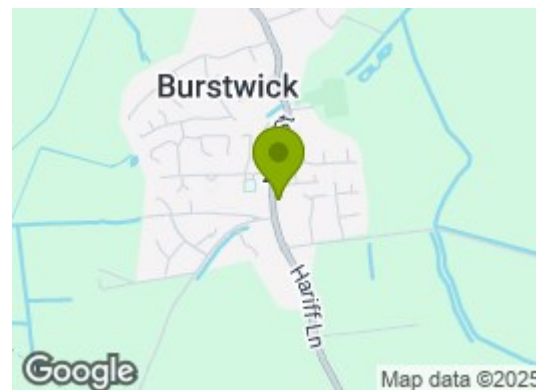
and enclosed by mature hedgerow boundaries for privacy and offering plenty of space for younger children to play out in. With a wooden shed for storage and a greenhouse. The neighbouring property has a right of way across the garden via a gated pathway for rear access.

Agent Note

Parking: off street parking is available with this property.

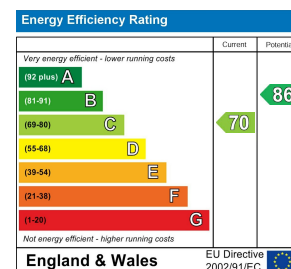
Heating & Hot Water: both are provided by a gas fired boiler.

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



Council tax band A.

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.

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