



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



5 Cheverton Avenue

Withernsea, HU19 2HW

Offers In The Region Of
£129,950



REFURBISHED TWO BEDROOM TERRACE WITH NO CHAIN!

Having been updated throughout to a high standard ahead of going on the market is this well presented terrace house, situated with the beach at the end of the road and within a short walk of the town centre for local amenities, finished in neutral décor throughout with all new floor coverings to match and with a newly fitted contemporary kitchen. Offered to the market with vacant possession and no chain involved, this spacious property offers a turn key opportunity for any buyer looking for somewhere to move into. With uPVC glazing and gas central heating throughout the accommodation comprises: porch/hallway, open plan lounge diner, rear fitted kitchen, two first floor double bedrooms and a bathroom, with a good size laid to lawn garden at the rear. The property would suit a range of buyers, from first time buyers, investment landlord or those looking to a low maintenance home by the sea. Contact our office today to arrange to view this desirable property before it gets snapped up.





Porch/Hallway

A uPVC door opens to an internal porch with a glazed door leading through to the hallway where stairs lead to the first floor landing, with laminate flooring and a radiator.

Lounge 12'5" x 10'9" (3.80 x 3.30)

Front facing living room, open plan to the dining area, with a uPVC glazed bay window, laminate flooring, radiator and an exposed brick fireplace with quarry tiled hearth.

Dining Room 13'5" x 10'9" (4.10 x 3.30)

Central reception room leading onto the kitchen with a rear facing uPVC window, laminate flooring, radiator and access to the under-stairs-storage cupboard.

Kitchen 14'3" x 8'4" (4.35 x 2.55)

Newly fitted kitchen with contemporary grey units with complementing worktops with matching upstands, housing an electric oven

and gas hob with extraction hood and stainless steel splashback, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for a vertical fridge freezer, cupboard housing the gas combi-boiler, laminate flooring, radiator and with uPVC windows and a door to the rear garden.

Landing

Stairs lead onto the landing with loft access.

Bedroom One 12'5" x 14'5" (3.80 x 4.40)

Spacious front facing bedroom with uPVC window, radiator and a feature fireplace.

Bedroom Two 13'5" x 8'10" (4.10 x 2.70)

Rear facing bedroom with radiator and uPVC window.

Bathroom 6'10" x 8'6" (2.10 x 2.60)

Three piece bathroom suite comprising of a bath with mains fed shower above and glass splash

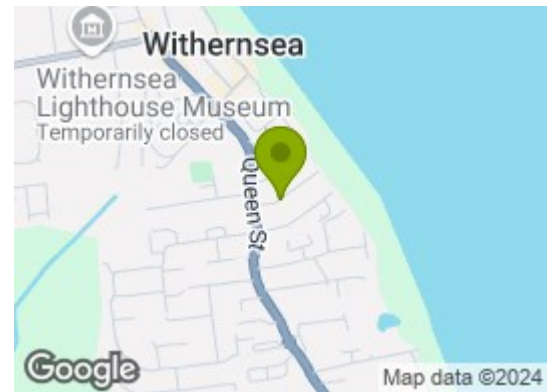
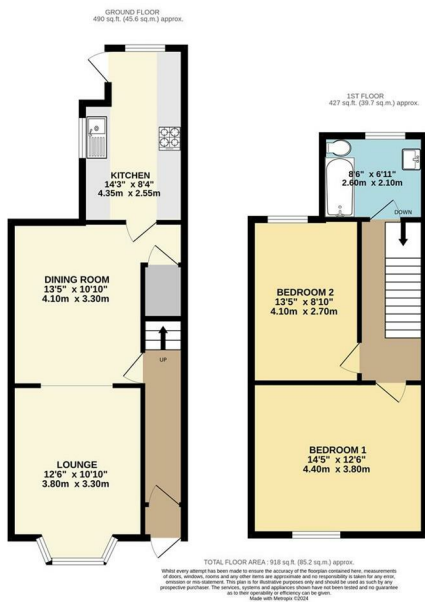
screen, pedestal basin and WC. With vinyl flooring, tiled walls, radiator and uPVC window.

Garden

To the front of the property is a walled forecourt with path to the front door. At the rear is a good size garden, mostly laid to lawn with fenced and walled boundaries and a pathway leading to a gate which opens to a pedestrian alleyway which gives access round to the roadside.

Agent Note

Parking: there is no 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

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			
England & Wales		EU Directive 2002/91/EC	

Council tax band A.

The property is connected to mains drainage and mains gas services.

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.

