



# Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Ivy Cottage Main Street

Burstwick, HU12 9EA

Asking Price £240,000



Detached period house offered to the market with vacant possession and no chain, occupying a generously sized plot and with three bedrooms and three receptions this property offers plenty of living space throughout. Although some updating works would be beneficial this home certainly has a lot to offer to any buyer looking for an older style of property within the village that they can do up and finish to their own tastes. With a mixture of wooden single glazing and uPVC glazing and with gas central heating in place the accommodation comprises: sitting room with ground floor WC, dining room, spacious lounge, rear kitchen with utility room, three first floor bedrooms and a shower room. Externally is a gravelled driveway providing off street parking and access to the garage, with a large enclosed garden at the rear with plenty of mature planting and small outbuildings for storage.





### Sitting Room 10'11" x 15'5" max (3.35 x 4.70 max)

A wooden door opens into this third reception room with three single glazed timber frame windows, radiator and exposed beams to the ceiling.

### Ground Floor WC 3'1" x 5'6" (0.95 x 1.70)

Accessible from the sitting room is the ground floor WC with basin and single glazed window.

### Dining Room 15'7" x 10'7" (4.75 x 3.25)

Second reception room leading through to the lounge with a front facing single glazed wooden window, rear opening French doors, exposed wooden ceiling, radiator and a fireplace with gas fire.

### Lounge 16'4" x 17'8" (5.00 x 5.40)

Very spacious living room with finger parquet style flooring, radiator, front and rear facing single glazed wooden windows, exposed wooden ceiling and a brick fireplace with open grate fireplace.

### Kitchen 9'10" x 8'2" (3.00 x 2.50)

Fitted kitchen with a high level double oven, gas hob with extraction fan, 1.5 ceramic sink and drainer with mixer tap, tiled flooring and a single glazed timber frame window to the side aspect. Access leads through to a rear lobby with a fitted cupboard, wooden stable to the garden and access through to the utility.

### Utility 8'8" x 4'11" (2.65 x 1.50)

With matching units to the kitchen, tiled flooring, space/plumbing for white goods, radiator and a side facing single glazed timber frame window.

### Landing

Stairs rise and split leading to the landing and directly to bedroom 1, with a rear facing uPVC window and loft access.

### Bedroom One 15'7" x 10'7" (4.75 x 3.25)

Spacious bedroom with a uPVC window to the front aspect and single glazed timber frame window to the rear and radiator.

### Bedroom Two 9'8" x 9'0" (2.95 x 2.75)

With a uPVC window to the front aspect and radiator.

### Bedroom Three 9'8" x 9'0" (2.95 x 2.75)

With a uPVC window to the front aspect, radiator and fireplace.

### Shower Room 6'2" x 8'10" (1.90 x 2.70)

Fitted with a large shower cubicle with mains fed shower, vanity basin and WC, with tiled walls, vinyl flooring, two towel radiators and a single glazed timber frame window.

### Garden & Garage

To the front of the property is a gravelled driveway providing off street parking and access to a brick built detached garage with up and over door. A gate opens through to a mature planted garden at the rear, with well stocked borders, mature evergreens, fruit trees and lawn that meanders through to a greenhouse at the bottom of the garden. Adjoining the property is a brick built storage shed and further boiler room housing the gas fired boiler.

### Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler.

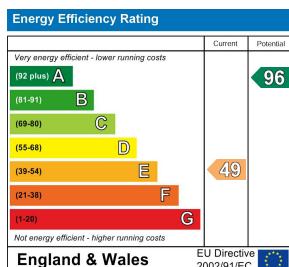
Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Please also be aware that there is a lease registered to part of the land but we are advised this will be surrendered on completion.



### Energy Efficiency Graph

Tenure: Freehold



Council tax band D.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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