



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**30 Lee Avenue**

**£125,000**

**WITHERNSEA, HU19 2HR**



**CHAIN FREE SEMI - DETACHED BUNGALOW BY THE SEA!**

Situated at the Promenade end of this popular street just a stones throw from the seafront is this two bedroom semi-detached true bungalow, offered to the market with the benefit of no onward chain and vacant possession. With uPVC glazing and gas central heating in place the accommodation comprises: porch, lounge, two bedrooms, modern fitted kitchen diner, shower room, additional WC and a rear conservatory opening onto a south facing paved and gravelled garden, to the front is a fenced gravelled garden with hard standing gated side access to the garage (no dropped kerb). Properties in this location are always popular and we recommend an early viewing to avoid disappointment.







### Lounge 13'7" x 10'2" (4.15 x 3.10)

A uPVC front entrance porch gives access through into the lounge with a uPVC bay window to the front aspect, built-in shelved meter cupboard and radiator. A brick exposed fireplace houses a log burner.

### Bedroom One 9'10" x 9'10" (3.00 x 3.00)

A double bedroom with a side facing uPVC window and radiator.

### Bedroom Two 9'10" x 9'10" max (3.00 x 3.00 max)

A double bedroom with two uPVC windows providing a partial sea view and radiator.

### Kitchen Diner 12'9" x 10'2" (3.90 x 3.10)

Modern fitted wood effect units to the base and walls with complementing work surfaces, circular bowl sink with mixer tap, integrated electric oven with gas hob, extraction hood and glass splash back, space for an under counter fridge and freezer, two radiators, window and door to the conservatory and loft access. We have been informed the loft is boarded.

### Conservatory 13'1" x 6'6" (4.00 x 2.00)

Lean-to uPVC construction with a door opening to the rear garden, fitted with a worktop to one side with plumbing for a washing machine and with a towel radiator.

### Shower Room 5'8" x 6'6" (1.75 x 2.00)

Modern shower room fitted with a white three piece suite comprising large shower cubicle with mains fed dual head shower, low level WC and wall hung basin. Wet walled panelling, towel radiator and an obscured glass uPVC window.

### WC 5'1" x 2'7" (1.55 x 0.80)

Cloakroom fitted with a low level WC and vanity basin and with an obscured glass uPVC window.

### Garden

To the front of the property is a gravelled front garden with a gated hard standing side access (no dropped kerb) leading through to the garage and a south facing rear garden, paved and gravelled for ease of maintenance and enclosed by fenced and walled boundaries for added privacy.

### Garage

Block built garage with an up and over door to the front along with a pedestrian door and a window to the side.

### PARKING

There is no official off road parking with the property, however there is potential to create this by dropping the kerb. (subject to any necessary consents)

### MOBILE AND BROADBAND

We understand mobile and broadband (full fibre) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

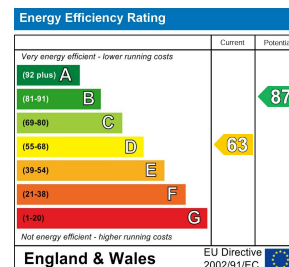
### HEATING

Heating and Hot Water are via a gas fired boiler.



## Energy Efficiency Graph

**Tenure: Freehold**



Council tax band A.

Services include mains gas, electric and drainage connections.

From our office head south on Queen Street, through the traffic lights and turn left onto Lee Avenue where this property is at the end 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.

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