



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 Owst Road

Offers Over £155,000

Keyingham, HU12 9TH



Semi-detached dormer bungalow offered to the market with no chain involved, with uPVC glazing and gas central heating the accommodation comprises: hallway, open plan lounge diner, ground floor bedroom, bathroom, fitted kitchen and rear conservatory, to the first floor are two bedrooms with a WC leading from a bedroom, outside is a laid to lawn front garden, hard standing side driveway for parking and a rear garden with double garage, providing additional storage or workshop space if desired. This flexible property offers plenty of potential for a family home, retiree or first time buyer. Realistically priced and available to view via appointment only, contact our office to arrange this.





Hall

A glazed timber door opens from a recessed storm porch into the hallway with a built-in cupboard, radiator and stairs to the first floor landing.

Lounge Diner 14'11" x 20'11" (4.55 x 6.40)

Open plan living room across the front of the property with two uPVC windows, radiator and a stone clad fireplace housing a gas fire.

Bathroom 6'8" x 6'6" (2.05 x 2.00)

Ground floor bathroom fitted with bath with electric shower, vanity basin and WC with concealed cistern. With wet wall panelling, uPVC window and a towel radiator.

Bedroom Three 9'0" x 11'1" (2.75 x 3.40)

Ground floor double bedroom with radiator and uPVC window to the front aspect.

Kitchen 12'5" x 9'6" (3.80 x 2.90)

Oak effect fitted base and wall units housing an electric fire with electric hob and extraction fan, 1.5 sink and drainer with mixer tap, plumbing for a

washing machine and space for an under counter fridge. With an under-stairs-storage cupboard, radiator and a timber frame window and door to the rear conservatory.

Conservatory 7'2" x 11'1" (2.20 x 3.40)

Lean-to conservatory of uPVC construction under a polycarbonate roof with tiled flooring and a door to the rear garden.

Landing 7'4" x 9'4" (2.25 x 2.85)

Stairs lead to a central landing with an airing cupboard housing the hot water cylinder and access to the boarded eaves storage space that houses the gas fired boiler.

Bedroom One 9'10" x 13'9" max (3.00 x 4.20 max)

Rear facing dormer bedroom with a uPVC window, radiator and access through to the WC.

WC 7'2" x 4'1" (2.20 x 1.25)

First floor WC with a pedestal basin and close coupled WC, with an electric towel radiator and uPVC window.

Bedroom Two 11'3" x 10'2" (3.45 x 3.10)

Second first floor double bedroom with a radiator and side facing uPVC window.

Garden & Garage

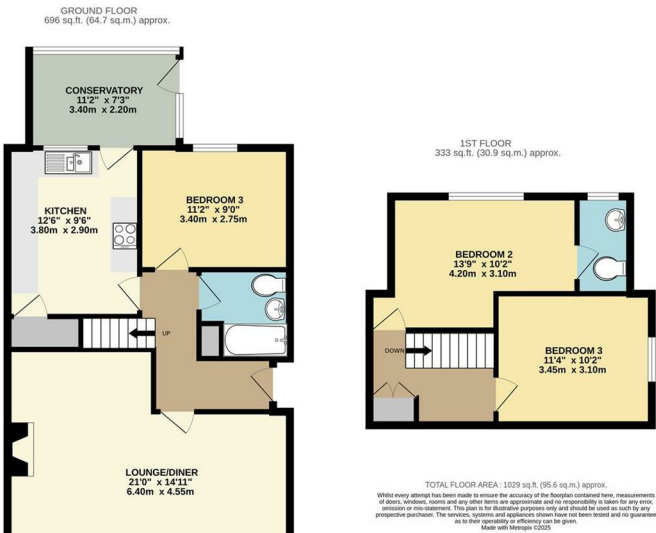
To the front of the property is a laid to lawn garden with decorative rail fencing, a side driveway provides off street parking and access through to a double garage at the rear of the property with power laid on. Continuing to the rear is a laid to lawn section of garden with fenced boundaries.

Agent Note

Parking: off street parking is available with this property.

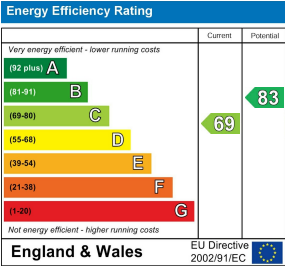
Heating & Hot Water: both are provided by a gas fired boiler.

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



Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

Services include mains gas and mains drainage.

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.