



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Bevcott North End

£230,000

Roos, HU12 0HX



Rarely available at the north end of the village is this two bedroom detached bungalow, set in a deceptive plot with a large south westerly facing garden to the rear and with the added benefit of a double driveway and garage providing plenty of off street parking. With uPVC glazing and gas central heating in place, along with rear solar panels for free day time electricity. The spacious, yet manageable accommodation comprises: hallway, two double bedrooms, four piece bathroom, open plan lounge diner and rear kitchen with access to a side garage. Bungalows at this price range don't often come to the market in this highly desirable village so we anticipate high levels of interest so recommend an early viewing to avoid disappointment.





Hallway

A uPVC door opens to the hallway with a radiator and loft access.

Lounge Diner 22'5" x 15'1" max (6.85 x 4.60 max)

Spacious open plan living room with two radiators and uPVC windows to the front and side aspects.

Kitchen 11'9" x 10'9" (3.60 x 3.30)

Good size rear kitchen with a range of fitted units housing a 1.5 bowl sink and drainer with mixer tap, electric oven and gas hob with extraction fan, tiled flooring and tiled walls, radiator, uPVC windows to the side and rear, uPVC door to the rear garden and an internal door through to the garage.

Bathroom 7'0" x 6'8" excl shower (2.15 x 2.05 excl shower)

Four piece bathroom comprising of an alcove shower with mixer shower, double ended bath with shower attachment, pedestal basin and WC, with tiled walls and flooring, panelled ceiling, radiator and uPVC window.

Bedroom One 10'11" x 11'9" (3.35 x 3.60)

Front facing double bedroom with radiator and fitted storage.

Bedroom Two 10'11" x 11'9" (3.35 x 3.60)

Rear facing double bedroom with radiator and uPVC window.

Garage 20'8" x 11'1" (6.30 x 3.40)

With a vehicle door to the front and personal door to the rear, with power laid on, housing the gas combi-boiler, with a radiator and space/plumbing for a washing machine.

Garden

The property is set in a deceptively large plot, with the majority of outside space being to the rear where there is a long laid to lawn garden with mature trees and evergreen borders, with a wooden storage shed, greenhouse and small workshop. A paved patio area steps out from the kitchen door across the rear of the property with further greenhouse and space for potted plants, a pathway and gate lead beside the property round to the roadside where there is a in

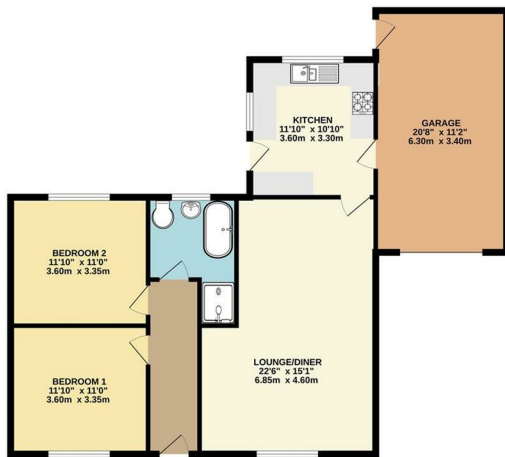
and out double driveway providing access to the garage and off street parking for multiple cars.

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.

The property has solar panels that were taken out on a 25 year rent a roof lease scheme dated 2012, the solar panels and feed in tariff do not belong to the property owner but the electricity generated by these panels can be used free of charge.

GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floor plan, the agent does not accept any liability for any errors or omissions. The floor plan is for information only and should not be used as a basis for any legal proceedings. The floor plan is not a substitute for a professional surveyor's report.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	<div style="text-align: center;"> 73 60 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Council tax band C.

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.

