



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**14 Lee Avenue**

**£125,000**

**WITHERNSEA, HU19 2HR**



Extended two bedroom detached bungalow located on a popular street near to the town's south promenade and only a short stroll onto the beach, this property has been extended to the rear to create an additional reception room overlooking the south facing rear garden. The property has uPVC glazing and gas central heating in place and comprises: porch, lounge, two double bedrooms, kitchen with pantry, shower room and rear sitting room, outside is a walled front garden and to the rear is a fully enclosed garden, mostly hard standing for ease of maintenance with a variety of planted borders and raised flower beds. Bungalows in this location are rarely available and this property is ideal for any buyer looking to retire by the sea. Contact us to arrange an appointment to view sooner rather than later to avoid disappointment.







### Porch

UPVC front entrance porch opens into the lounge.

### Lounge 13'11" x 10'7" (4.25 x 3.25)

Front facing reception room with a uPVC glazed bay window, fireplace with gas fire, laminate flooring, radiator and access leading off to both bedrooms and the kitchen.

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

Double bedroom with a uPVC rear facing window and radiator.

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

Second double bedroom with a uPVC front facing window and radiator.

### Kitchen 12'1" x 10'9" (3.70 x 3.30)

Painted kitchen units with contrasting white work surfaces, fitted oven and gas hob with extraction hood, stainless steel sink and double

drainer with mixer tap, plumbing for a washing machine, tiled walls, tiled flooring, two uPVC windows, breakfast bar and a built-in pantry cupboard. A lobby leads through to the shower room and rear sitting room and also houses the gas fired combi-boiler.

### Shower Room 6'10" x 5'6" (2.10 x 1.70)

Wet-room style shower room with a walk-in level access shower with dual shower head, low level WC and pedestal wash hand basin. Tiled walls and vinyl flooring, extraction fan and radiator.

### Sitting Room 16'8" x 17'4" (5.10 x 5.30)

Single storey rear extension providing an additional reception room with two radiators, uPVC windows to three sides and a door stepping down to the rear garden.

### Garden

To the front of the property is a walled garden

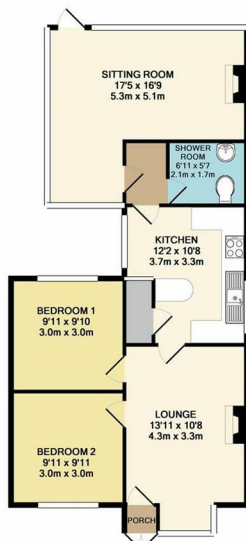
with planting and a hand gate to the roadside. An additional gate leads down the side of the property to a south facing rear garden, mostly hard standing for ease of maintenance with raised plant beds, further planted borders, a raised ponds and enclosed by fenced and walled boundaries.

### 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.

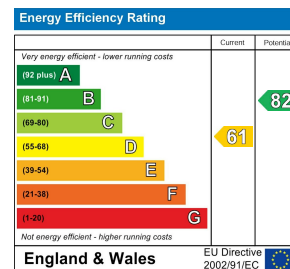


TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections.

Council tax is paid to the East Riding of Yorkshire Council, we are advised the property is in valuation band A with annual fees of £1198

From our office head south on Queen Street, through the traffic lights and turn left onto Lee Avenue where this property is approximately halfway down 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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