



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



31 The Glade

£165,000

Withernsea, HU19 2ET



Detached two bedroom true bungalow offered to the market with vacant possession and no chain involved, neutrally decorated and ready for a new owner to move straight into. Built to a high specification using modern energy efficient measures to help with reduced living costs. The property comprises: side entrance hall, modern fitted kitchen, good size lounge diner, bathroom, two double bedrooms, one with an en-suite shower, externally the property occupies a good size plot with a well established and private garden to the rear along with the benefit of a private two car driveway and brick garage. This property is a must see for any buyer looking to retire to the area into a low maintenance home on the coast, contact our office today to arrange an appointment to view.





Hallway

A uPVC door opens to the hallway with a built-in cupboard and loft access.

Lounge Diner 18'4" x 9'6" excluding bay (5.60 x 2.92 excluding bay)

Spacious living room with a front facing uPVC bay window, radiator and with ample space for a dining table.

Kitchen 9'3" x 7'9" (2.84 x 2.38)

Modern fully fitted kitchen with white units to the base and walls incorporating a 1.25 bowl stainless steel sink with drainer and mixer tap, built-in electric oven with four ring gas hob and extraction hood, plumbing for a washing machine and space for an under counter fridge. With vinyl flooring, radiator, extraction fan, uPVC front facing window and the gas fired boiler concealed in a cupboard.

Bedroom One 13'8" x 9'8" (4.17 x 2.97)

Rear facing double bedroom with a uPVC window, radiator and access to the en-suite.

En-suite 6'11" x 4'9" (2.11 x 1.47)

Fitted with a shower cubicle with mains fed shower, pedestal basin and WC, with vinyl flooring, radiator and uPVC window.

Bedroom Two 9'7" x 9'3" (2.94 x 2.83)

Second double bedroom with uPVC window and radiator.

Bathroom 6'9" x 5'8" (2.07 x 1.73)

White bathroom suite comprising of a bath, pedestal basin and WC, with vinyl flooring, radiator and uPVC window.

Garden & Garage

To the front of the property is an open aspect laid to lawn garden with a side driveway providing off street parking and access through to a brick built single garage with up and over door. A gate opens through to an enclosed rear garden, laid to lawn garden with a slight incline and with a range of mature border plants,

enclosed to all sides by fenced boundaries and screened by mature evergreens for added privacy.

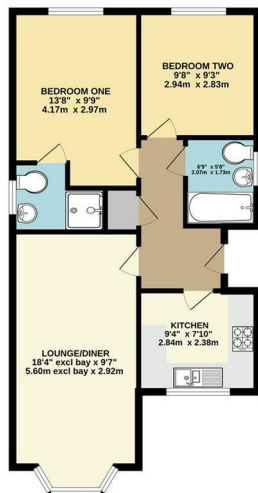
Agent Note

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 premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements, fixtures, fittings, services and equipment shown are approximate and no responsibility is taken for any error or omission. The services, systems and appliances shown have not been tested and no guarantee is given for accuracy or otherwise. Please refer to the relevant documents for further details.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council tax band C

The property is connected to mains gas and mains drainage 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.

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