



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Willow Cottage Main Street

£750 Per Month

Welwick, HU12 0RY



THREE BEDROOM COTTAGE!

Having undergone a program of improvements works is this good size mid terrace cottage, neutrally decorated throughout with newly laid carpets and a benefitting from a modern fitted kitchen and contemporary styled bathroom. With uPVC glazing and gas central heating throughout the accommodation comprises: kitchen diner, lounge with French doors to an enclosed South facing rear courtyard that is accessed via a private passageway, to the first floor are three good size bedrooms and the bathroom. Offering the ideal opportunity for anyone looking to relocate to this semi-rural village on the east coast, contact our office today to make an appointment to view.





Kitchen Diner 11'11" x 14'9" (3.65 x 4.50)

A uPVC door opens into the kitchen with stairs leading to the first floor landing, with the kitchen having been fitted with a range of modern grey units, with a sink and drainer, built-in electric oven and hob, plumbing for a washing machine, tiled flooring, radiator, gas combi-boiler and with a front facing uPVC window and a uPVC door to the side passageway.

Lounge 14'9" x 13'9" (4.50 x 4.20)

Rear facing living room with uPVC French doors providing plenty of natural lighting, with a painted brick fireplace and radiator.

Landing

Stairs lead onto the landing with a built-in cupboard and loft access.

Bedroom One 11'11" x 9'0" min (3.65 x 2.75 min)

Front facing bedroom with uPVC window and radiator.

Bedroom Two 11'7" x 8'4" (3.55 x 2.55)

Rear facing bedroom with uPVC window and radiator.

Bedroom Three 8'4" x 7'10" (2.55 x 2.40)

Rear facing bedroom with uPVC window and radiator.

Bathroom 7'8" min x 5'6" (2.35 min x 1.70)

Modern bathroom fitted with a white suite comprising of a bath with electric shower, vanity basin and WC, with vinyl flooring, modern panelled walls, radiator and uPVC window.

Garden

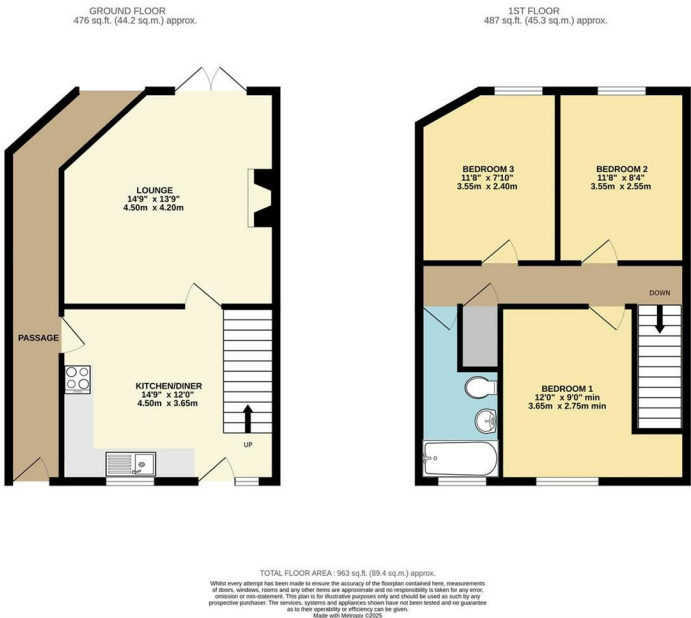
A uPVC door opens to an enclosed passageway serving this property which leads through into a south facing courtyard, fully enclosed and with raised borders.

Agent Note

Parking: on street parking only.

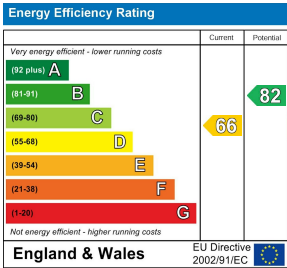
Heating & Hot Water: both are provided by a gas fired boiler.

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.



Energy Efficiency Graph

Tenure:



Council tax band A.

The property is connected to mains gas and is on a septic tank for drainage, however we are advised that the grey waste water discharges into the mains sewer.

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.