



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 2 Justice Place

£137,000

Withernsea, HU19 2HF



### Number 2 Justice Place

Located off Railway Crescent within the town centre, very close to local amenities and set on a private, secure gated development, is this new build two bedroom bungalow, set in the grounds of the former police station for the town, one of 6 bungalows available in this terrace, with off street parking available via two allocated parking spaces per property and with this property being set on the left hand end plot and benefitting from having the second largest garden of the bungalows available. Having been finished with a modern black gloss fitted kitchen with integrated appliances to include fridge/freezer, washing machine and dishwasher, fully tiled shower room, along with neutral décor and floor coverings included ready for a new owner to move straight into. This low maintenance property has been built to meet the latest in modern energy efficiency requirements, with electric heating, low energy LED lighting throughout, and with solar panels to provide reduced running costs. Ideal for a retiree looking to downsize by the sea with all amenities on the door step, ready and available now for viewings, contact our office today to arrange to view these high quality homes of this exclusive development.





**Kitchen Living Room 24'1" x 10'11" (7.35 x 3.35)**

**Bedroom One 10'9" x 10'2" (3.30 x 3.10)**

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

**Shower Room 6'4" x 4'3" (1.95 x 1.30)**

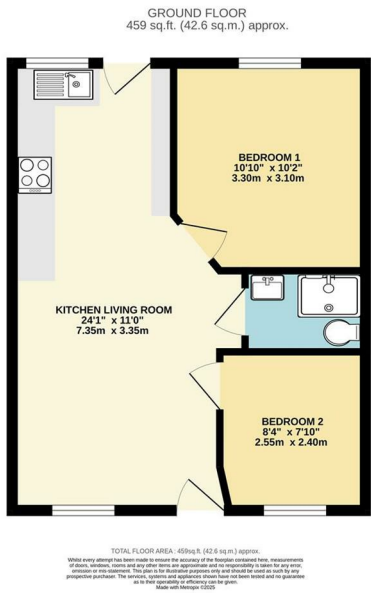
**Agent Note**

Parking: off street parking is available with this property via a gated parking area for residents.  
 Heating & Hot Water: heating is via electric panel heaters and an electric water tank.  
 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.

**Garden**

Benefiting from a large corner plot garden the property also comes with two allocated parking

spaces and the development is accessed via a set of electric gates providing vehicle access onto the development from Railway Crescent. An accessibility ramp provides access to each property and there is a communal bin store situated on site that is screened from view.



**Energy Efficiency Graph**

**Tenure: Freehold**

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

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