



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



16 Princes Avenue

£144,995

WITHERNSEA, HU19 2JA



This spacious three-bedroom end of terrace house is offered to the market with vacant possession and no chain, making it an excellent opportunity for a new owner to move straight in and make it their own.

At the rear, the home opens onto a generous south-facing garden, perfectly positioned to capture the sun throughout the day. Designed for easy upkeep yet full of character, it features paved seating areas, mature hedging for privacy, and mature border planting. With off-street parking for two cars and a sizeable garage ideal for additional parking, storage, or even a workshop, the outside space really enhances everyday convenience.

Inside, the property offers plenty of versatility for family life. Two reception rooms provide options for cosy evenings or formal dining, while the rear garden room extension creates a wonderful everyday hub, flowing into the kitchen and straight out to the garden – perfect for summer barbecues and relaxed entertaining.

Upstairs, two generous double bedrooms and a further single offer flexible space for children, visiting family, or a home office.

Situated on a street that leads directly to the beach, daily walks on the sand and evenings watching the sunset could become part of your routine. Add in the short stroll to Tesco and the town centre, and this is a home that perfectly balances lifestyle, practicality, and location.





An enclosed front garden with mature hedging offers a welcoming approach, leading into the front entrance porch. From here, the hallway opens with stairs rising to the first floor, complete with a spindled balustrade and handy storage beneath.

At the front of the home, a bay-fronted lounge centres around a feature fireplace, creating a cosy yet spacious living space. A second reception room to the rear, complete with a solid fuel stove, opens seamlessly into a garden room-style extension. This versatile area is bathed in natural light from its glazed roof and French doors, which extend directly onto the south-facing garden.

The garden room flows openly into the fitted kitchen, presented with cream units, a built-in oven and hob, and the benefit of two walk-in storage cupboards. Outside, the large rear garden is fully paved for ease of maintenance,

framed by mature hedging and mature border planting, with pedestrian gates to the side and rear. A shared vehicle passageway leads to a substantial garage with additional parking space alongside for off street parking.

Upstairs, the first floor provides two generous double bedrooms and a further single, together with a well-appointed bathroom fitted with a shower above the bath.

Hall

Lounge 11'9" x 11'9" (3.60 x 3.60)

Dining Room 12'1" x 11'1" (3.70 x 3.40)

Kitchen 15'5" x 5'10" (4.70 x 1.80)

Garden Room 13'1" x 16'4" (4.00 x 5.00)

Landing

Bedroom One 11'9" x 12'1" (3.60 x 3.70)

Bedroom Two 12'1" x 11'1" (3.70 x 3.40)

Bedroom Three 6'2" x 8'10" (1.90 x 2.70)

Bathroom 6'6" x 5'2" (2.00 x 1.60)

Garage

Garden

Agent Note

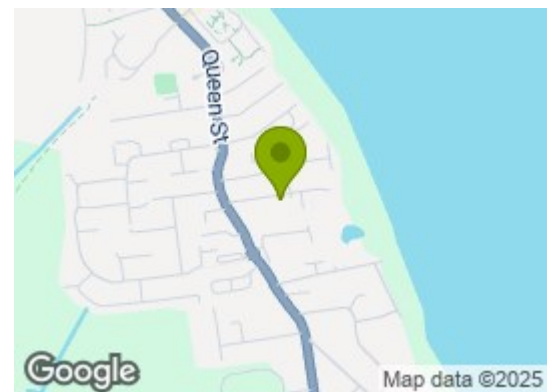
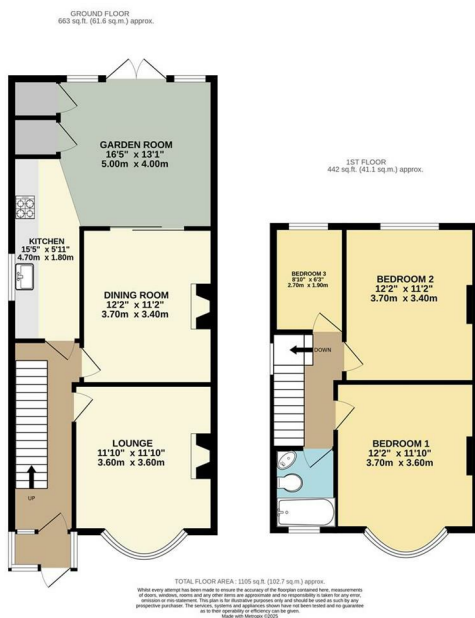
Parking: off street parking is available with this property.

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

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

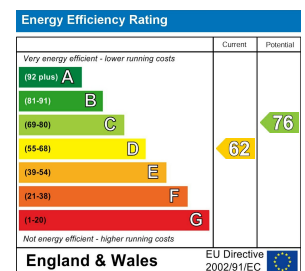
Council tax band A.

The property is connected to mains gas and mains drainage.



Energy Efficiency Graph

Tenure: Freehold



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