



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Eandees Ottringham Road

Offers Around £199,995

Keyingham Hull, HU12 9RX



A pleasant and well maintained two bedroom detached true bungalow, offered to the market with vacant possession and no onward chain, presenting an ideal opportunity for those seeking a low maintenance home ready to move straight into.

Set within a generous plot, the property enjoys excellent kerb appeal with a gravelled frontage providing ample off street parking, alongside a side driveway and brick built garage for added practicality. The rear garden is fully enclosed and private, offering a peaceful outdoor space with a sweeping patio area ideal for relaxing or entertaining.

Internally, the bungalow offers a well balanced layout, with two double bedrooms, a spacious lounge overlooking the garden and a kitchen with adjoining dining room, creating a comfortable and homely feel throughout.

Perfectly suited to retirees or those looking to downsize without compromising on space, this attractive home combines convenience, comfort and ease of living in a desirable village setting.





The property is screened from the roadside by a mature hedge, with a gravelled frontage providing off street parking, along with a hardstanding side driveway leading to a brick built garage.

A gate opens into the rear garden, which is fully enclosed and mainly laid to lawn, complemented by a generous patio area creating an ideal space for outdoor seating and relaxation.

Entry is via an internal porch, leading into the central hallway which benefits from two useful built-in storage cupboards.

To the front of the property are two well proportioned double bedrooms, both benefit from fitted wardrobes.

The shower room is accessed from the hallway and is conveniently positioned to serve the home.

To the rear, the lounge is a spacious and inviting room, overlooking the garden and centred around a feature fireplace.

The kitchen is fitted with a range of units, incorporating an eye level oven and gas hob, with space for under counter appliances. An archway leads through to the dining room, positioned at the rear and enjoying views over the garden, with patio doors providing direct access outside.

Lounge 16'4" x 11'6" (5m x 3.52m)

Kitchen 11'7" x 7'9" (3.54m x 2.37m)

Dining Room 11'7" x 8'1" (3.54m x 2.47m)

Bedroom 1 12'9" x 12'2" (3.9m x 3.73m)

Bedroom 2 11'1" x 10'8" (3.38m x 3.27m)

Bathroom 8'5" x 6'10" (2.57m x 2.1m)

Garden

AGENT NOTES

Parking: off street parking is available with this property.

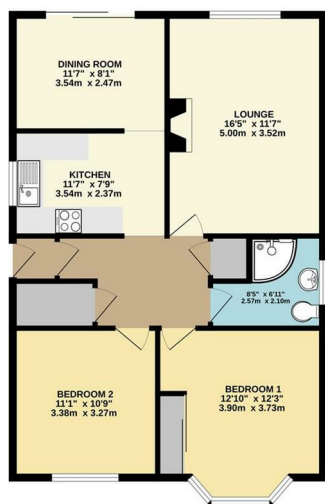
Heating & Hot Water: both are provided by a gas fired boiler.

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 C

Mains drainage

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.

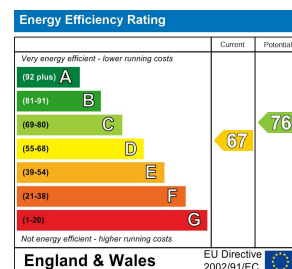


TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floor, wall, ceiling and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. The agent is not responsible for any error, omission or mis-statement in the particulars provided in this advertisement or for any error, omission or mis-statement in the particulars provided in this advertisement.



Energy Efficiency Graph

Tenure: Freehold



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