



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



4 Cheverton Avenue

Asking Price £120,000

Withernsea, HU19 2HP



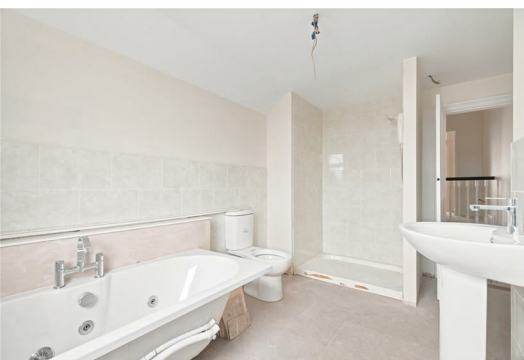
A period three bedroom end terrace house, situated on a side street just moments from the town's promenade and within a short walk of the beach and town centre. Offering an exciting renovation opportunity, this characterful home has already undergone partial refurbishment and now provides the perfect blank canvas for a buyer or investor looking to complete the project and create a home tailored to their own tastes.

Much of the heavy lifting has already begun, with a new kitchen supplied ready for installation, leaving the opportunity to finish the property to your own specification to truly make the property their own.

The accommodation retains a wealth of period charm, including high ceilings that enhance the feeling of space and a traditional staircase with exposed spindles. The open plan lounge diner offers flexible living space, while the rear extension provides an additional reception room overlooking the garden. There is also provision for a ground floor WC, should a buyer wish to complete the installation.

To the first floor are three bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a spacious bathroom featuring both a spa bath and separate shower cubicle.

Externally, the property enjoys a low maintenance gravelled rear garden together with a small front forecourt. Combining period character with the opportunity to potentially add value, this is an ideal project in a sought after coastal location.





A small front forecourt sets the property back from the pavement, with a side pathway leading through to the enclosed rear garden, which is gravelled for ease of maintenance. Entering into the hallway, a traditional staircase with exposed spindles rises to the first floor, retaining the property's period character. Leading through, the open plan lounge diner extends from front to rear, with a bay window to the front elevation and a further window overlooking the rear. The generous ceiling heights throughout create an excellent sense of space. Beyond the dining area is the kitchen, where the supplied kitchen units are ready for installation. Traditional built-in alcove cupboards provide additional storage and character. The kitchen leads into a rear lobby with access to the garden and an area prepared for the installation of a ground floor WC. Completing the ground floor is a versatile garden room positioned at the rear of the

property, offering additional living space with views over the garden. To the first floor, a split level landing provides access to three bedrooms, with the principal bedroom benefiting from fitted wardrobes. The bathroom is fitted with a spa bath, separate shower cubicle and a useful built-in cupboard housing the boiler.

- Lounge 13'5" x 10'5" (4.1m x 3.2m)**
- Diner 13'5" x 8'7" (4.1m x 2.62m)**
- Kitchen 12'7" x 8'2" (3.86m x 2.5m)**
- Garden Room 11'5" x 10'4" (3.5m x 3.17m)**
- Bedroom 1 13'5" x 8'6" (4.1m x 2.6m)**
- Bedroom 2 13'5" x 6'10" (4.1m x 2.1m)**
- Bedroom 3 10'2" x 8'6" (3.1m x 2.6m)**
- Bathroom 12'7" x 8'2" (3.86m x 2.5m)**

Agent Notes

Parking: on street parking only.
 Heating & Hot Water: both are provided by a gas fired boiler.
 Mobile & Broadband: we understand mobile and broadband are available. 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.

GROUND FLOOR
 NOT TO SCALE (SEE ARCH APPROX)



FIRST FLOOR
 NOT TO SCALE (SEE ARCH APPROX)

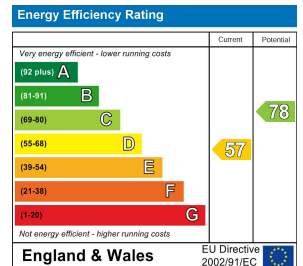


TOTAL FLOOR AREA: 1098 sq ft (102.0 sq m) approx.
 While every effort has been made to ensure the accuracy of the floor plan, the agent does not accept any liability for any errors or omissions. The floor plan is provided for information only and should not be relied upon for any legal or financial purposes. The floor plan is provided as a guide only and should not be used as a basis for any decision. The floor plan is provided as a guide only and should not be used as a basis for any decision.



Energy Efficiency Graph

Tenure: Freehold



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