



4 CHEVERTON AVENUE WITHERNSEA

£120,000
FREEHOLD

Nestled on the charming Cheverton Avenue in Withernsea, this delightful house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Boasting two inviting reception rooms, this property offers ample space for relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, perfect for families or individuals looking for extra room.

The house features a newly installed boiler, ensuring warmth and efficiency throughout the colder months. Additionally, the modern bathroom suite has been recently updated, providing a fresh and contemporary feel. This property is ready for personalisation, allowing you to add your unique touch and make it truly your own.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



The house comprises three well-proportioned bedrooms, providing ample space for family members or guests. The single bathroom is conveniently located, ensuring ease of access for all.

Outside, the small low-maintenance garden offers a pleasant outdoor space without the burden of extensive upkeep, allowing you to enjoy the fresh air and sunshine with minimal effort.

Lounge

10'5" x 16'0" (3.2 x 4.9)

Spacious lounge with bay window and archway leading through to dining area/second reception

Dining area

8'6" x 13'5" (2.6 x 4.1)

Large dining area with window overlooking side garden

Kitchen

8'2" x 12'7" (2.5 x 3.86)

Kitchen with large window to the side. Kitchen units are in the property but not yet fitted. Also an under-stairs cupboard for extra storage

Sun Room

10'5" x 11'5" (3.18 x 3.50)

Second reception room with windows to two outside walls. Door to back garden

Downstairs toilet

Small room with plumbing for downstairs toilet

Upstairs bathroom

8'4" x 12'7" (2.55 x 3.86)

Upstairs bathroom with spa bath, shower, toilet and sink. Airing cupboard housing the boiler

Bedroom one

8'6" x 13'5" (2.6 x 4.1)

Large bedroom ready for carpeting and papering. Window to the rear of the property

Bedroom two

8'6" x 10'2" (2.6 x 3.1)

Bedroom with window to the front of the property. Outside this bedroom there is a large cupboard

Bedroom three

6'10" x 13'5" (2.1 x 4.1)

Outside

Small stoned raised back yard with ten-foot down the side. Small bricked yard to the front of the property

Additional Information

COUNCIL TAX/BUSINESS RATES

Band - A

ENERGY PERFORMANCE CERTIFICATE

EPC rating - D

SERVICES

Mains gas, water, electricity and drainage

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING STRICTLY BY APPOINTMENT ONLY





