Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



2 Overton Villas Seaside Road

Asking Price £170,000

Easington Hull, HU12 0TY

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Overton Villa is a spacious three-bedroom end-terraced property situated in the village of Easington, offering well-proportioned accommodation over three levels together with a number of original features throughout. The property has a traditional cottage feel, with exposed beams, an open brick fireplace and original wooden cottage-style doors adding character to the accommodation. The ground floor includes a good-sized living room with the open brick fireplace, along with a kitchen and dining area featuring wooden cabinetry, a Belfast sink, stone-paved flooring and exposed beams to the ceiling. From the kitchen there is access into the conservatory, which provides additional living space and leads out to the enclosed garden. To the first floor are three double bedrooms, all with laminate flooring, as well as a recently modernised family bathroom with wooden wall panelling and a corner walk-in shower.

A further staircase leads to the loft space, which has exposed beams and a skylight and has previously been used as a bedroom. This provides useful additional space for a range of uses, although it has not been converted to current building regulations and is therefore not classed as a fourth bedroom. Outside, the property benefits from an enclosed garden with access from the front via a side passage.

The property is well placed within Easington, with the village offering a quieter coastal setting while being within reach of local amenities, the surrounding countryside and the nearby coastline. With three double bedrooms, additional loft space, a conservatory and enclosed garden, Overton Villa offers a good amount of accommodation and would suit a range of buyers looking for a property with traditional features and further potential.











Overton Villa is a three-bedroom end-terraced property offering well-proportioned accommodation with plenty of useful additional space. The property retains a number of traditional features, including exposed beams, an open brick fireplace and original wooden cottage doors, giving the house a distinct character.

The ground floor includes a comfortable living room, kitchen and dining area and conservatory. The kitchen features wooden cabinetry, a Belfast sink, stone-paved flooring and exposed beams to the ceiling, while the conservatory provides a further space overlooking and leading onto the enclosed garden.

Upstairs are three double bedrooms, all with laminate flooring, together with a recently modernised family bathroom with wooden panelling and a corner walk-in shower. A further staircase leads to the loft space, which has exposed beams and a skylight. The loft has previously been used as a bedroom, although it has not been converted to current building regulations and is not classed as a fourth bedroom.

Outside, the property has an enclosed garden with access from the front of the house through a side passage.

Located in the village of Easington, the property is well placed for access to the local coastline, countryside and nearby amenities. Overton Villa offers a good combination of space, original features and practical accommodation, with the added benefit of the loft space and enclosed garden.

Living Room 11'8" x 11'9" (3.57 x 3.60)

Kitchen 11'6" x 16'4" (3.52 x 4.98)

Conservatory 10'2" x 9'2" (3.12 x 2.80)

Bedroom 1 10'0" x 11'8" (3.07 x 3.58)

Bedroom 2 13'2" x 14'9" (4.03 x 4.51)

Bedroom 3 10'3" x 11'9" (3.14 x 3.59)

Bathroom 7'4" x 8'4" (2.25 x 2.55)

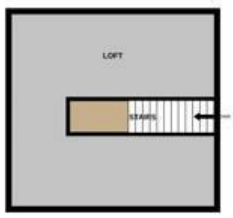
Loft Space 18'6" x 20'3" (5.65 x 6.18)

Agent Note

Parking: off street parking is not available with this property.
Heating & Hot Water: both are provided by electric heaters.
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 B.
Drainage is by way of mains drainage.
The property is subject to a flying freehold. Prospective purchasers are advised to make their own enquiries and seek independent legal advice regarding the implications of this arrangement.

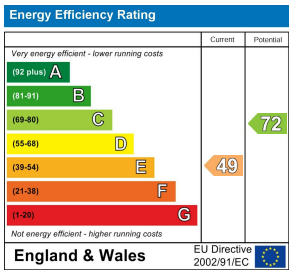








Energy Efficiency Graph



Tenure: Freehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make/give any representation or warranty in respect of the property.

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