



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



49 Louville Avenue

£145,000

Withernsea, HU19 2PA



Semi-detached two bedroom bungalow occupying a generous corner plot in a small cul-de-sac, situated just a stone's throw from the beach. Offering plenty of living space and a flexible layout, this is an excellent opportunity for a couple looking to retire by the coast or anyone seeking a bungalow in a convenient seaside setting.

The property benefits from an extended rear kitchen, creating two separate reception rooms and providing a surprisingly spacious layout. The main lounge enjoys a large front-facing window, while the additional reception room offers useful built-in storage and provides a space for dining.

Outside, the property occupies a generous corner plot with gardens wrapping around the side and rear. The laid-to-lawn garden provides an excellent blank canvas for a keen gardener, with plenty of space to create a garden to suit individual tastes and requirements.

A gravelled and hardstanding frontage provides useful parking and leads to the garage, while the position within a small cul-de-sac adds to the appeal of this coastal bungalow. With the beach just moments away and good levels of accommodation both inside and out, this is a property offering plenty of potential in a sought-after seaside setting.





The property is approached via a gravelled and hardstanding front garden, with a driveway providing access to the garage and useful off street parking. The laid-to-lawn garden wraps around the side and rear of the property and is generous in proportion, providing plenty of outdoor space.

A front entrance door opens into the hallway, with the front-facing bedroom positioned immediately from the entrance. A second bedroom is located towards the rear of this section of the property, while the bathroom completes the bedroom accommodation.

Continuing from the hallway into the main living space is a good-sized lounge, featuring a large front-facing window which provides plenty of natural light.

Beyond the lounge is a second reception room with built-in storage. This flexible room could provide a useful dining area or hobby space, depending on individual requirements.

The second reception room leads through into

the extended kitchen at the rear of the property. The kitchen is fitted with a range of units and benefits from a door providing direct access to the rear garden.

Outside, the laid-to-lawn garden extends around the side and rear of the bungalow, offering a generous area that is currently something of a blank canvas and ready for a new owner to create and develop to their own taste.

Lounge 14'1" x 12'9" (4.3m x 3.9m)

Dining Room 9'11" x 7'10" (3.03m x 2.41m)

Kitchen 12'1" x 10'5" (3.7m x 3.19m)

Bathroom 7'10" x 4'9" (2.4m x 1.45m)

Bedroom 1 12'4" x 10'0" (3.78m x 3.07m)

Bedroom 2 10'9" x 10'3" (3.28m x 3.13m)

Agent Notes

Parking: off street parking is available with this property.

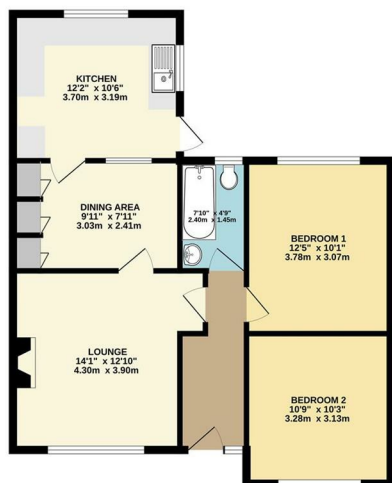
Heating & Hot Water: both are provided by gas fired boiler

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

Council tax band A.

Services include mains electric and mains drainage connections.

GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.

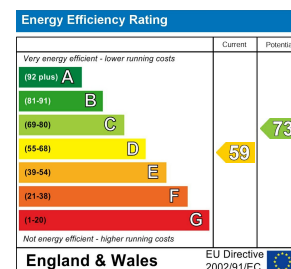


TOTAL FLOOR AREA: 708 sq.ft. (65.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should be used as a guide to the property's layout only. The agent does not warrant the accuracy of the floorplan and no guarantee as to their accuracy or efficiency can be given.
Image not for sale (1500)



Energy Efficiency Graph

Tenure: Freehold



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