



SYMONDS + GREENHAM

Estate and Letting Agents



5 Heather Avenue, Withernsea, HU19 2DE

£245,000

Symonds and Greenham are delighted to present this well presented four bedroom detached family home on Heather Avenue, situated in a popular residential area of Withernsea. Ideally positioned, the property enjoys close proximity to the town centre and seafront, making it perfectly placed for both convenience and lifestyle.

Offering generous living space throughout, this home is ideal for families seeking both comfort and versatility.

The accommodation briefly comprises a spacious and welcoming hallway, a bright and comfortable living room, and a separate snug or home office providing flexible additional space. To the rear is a well proportioned kitchen diner, perfect for family life and entertaining, along with a convenient ground floor WC.

To the first floor are four good sized bedrooms, including a primary bedroom with en suite, along with a well appointed family bathroom.

Externally, the property boasts a fantastic sized rear garden, mainly laid to lawn with patio and decking areas, creating ideal spaces for outdoor dining, relaxing and family use. The home also benefits from a garage and a side drive providing off street parking for two vehicles. To the front is a small lawned garden adding to the property's kerb appeal.

A spacious and well located family home in a popular part of Withernsea, early viewing is recommended.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

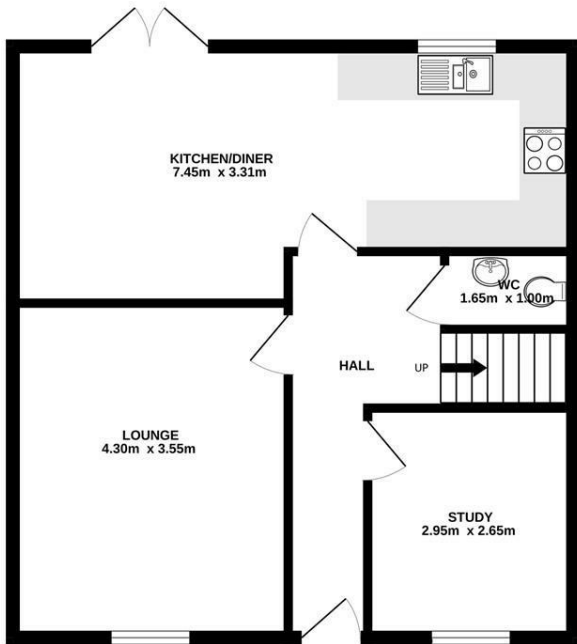
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

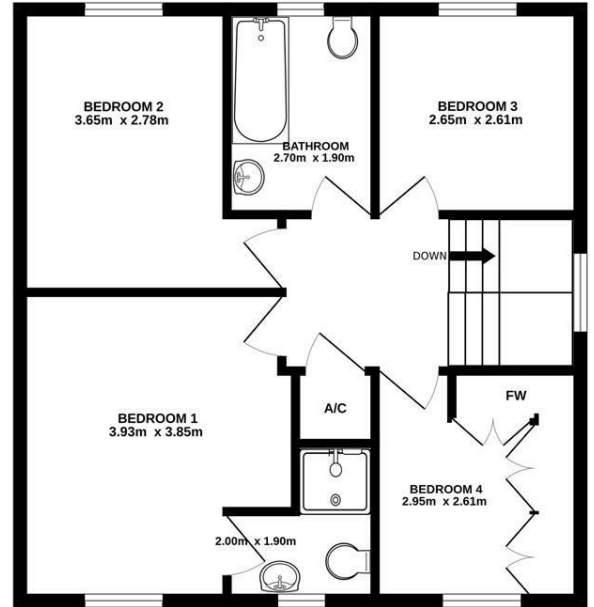
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
57.1 sq.m. approx.



1ST FLOOR
57.1 sq.m. approx.



TOTAL FLOOR AREA : 114.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

