



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 71 Louville Avenue

Asking Price £205,000

WITHERNSEA, HU19 2PA



A deceptively spacious and exceptionally well presented semi-detached dormer bungalow, situated just a stone's throw from the beach, offering an ideal opportunity for buyers seeking a coastal home ready to move straight into.

Having undergone whole host of renovations and improvements, including a first floor loft conversion with both front and rear dormers, the property offers a surprising amount of accommodation, with four first floor rooms and a bathroom, making it particularly well suited to family living.

The ground floor is equally versatile, with a double bedroom that could also serve as an additional reception room, alongside a spacious open plan lounge diner, modern fitted kitchen, and shower room, catering for a variety of living arrangements including those requiring ground floor facilities.

Externally, the property benefits from off street parking via a side driveway, leading to a garage, while the rear garden is well maintained and fully enclosed, providing a pleasant and private space to relax.

Offered to the market with no chain involved, this is a home that must be viewed to fully appreciate the space and flexibility on offer.





A front garden and side driveway provide off street parking, with access leading to a brick built garage with up and over door.

A gate opens into the enclosed rear garden, which is mainly laid to lawn and includes a useful storage shed, paved seating areas and mature planting, creating a pleasant outdoor space.

Entering via the side entrance door, the hallway has stairs rising to the first floor.

The open plan lounge diner spans the front of the property, offering a generous and flexible living space.

To the ground floor there is also a double bedroom, which could alternatively be used as a second reception room, along with a shower room, making the layout suitable for those requiring ground floor living.

The kitchen is well presented and fitted with a built-in oven and hob, with a door providing access out to the rear garden.

To the first floor are three bedrooms, with a

fourth room accessed via bedroom one, ideal as a dressing room, nursery or home office.

The family bathroom is of a good size and fitted with both a bath and separate shower, completing the accommodation.

**Kitchen 11'0" x 8'7" (3.36m x 2.62m)**

**Lounge 15'4" x 11'0" (4.69m x 3.37m)**

**Dining Room 10'9" x 9'0" (3.28m x 2.76m)**

**Ground Floor Bedroom 12'0" x 9'0" (3.66m x 2.76m)**

**Bathroom 1 6'2" x 5'5" (1.9m x 1.66m)**

**Bedroom 1 12'8" x 9'4" (3.87m x 2.86m)**

**Bedroom 2 11'1" x 9'2" (3.39m x 2.8m)**

**Bedroom 3 7'1" x 7'0" (2.17m x 2.14m)**

**Bedroom 4 8'9" x 8'1" (2.67m x 2.47m)**

**Bathroom 2 12'4" x 6'6" (3.77m x 2m)**

**Garden & Garage**

**AGENT NOTES**

**Parking:** off street parking is available with this property.

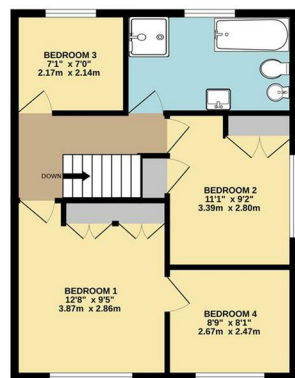
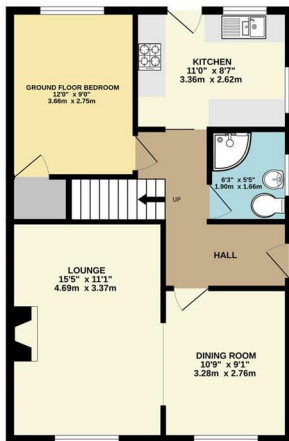
**Heating & Hot Water:** both are provided by a gas fired boiler.

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

The property is connected to mains drainage Council tax band B

GROUND FLOOR

1ST FLOOR

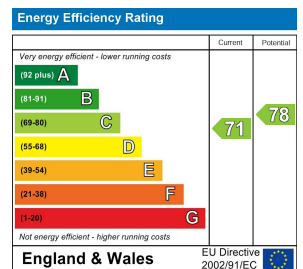


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropac ©2020



**Energy Efficiency Graph**

**Tenure: Freehold**



Mains gas, electric and water  
Council Tax Band B

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