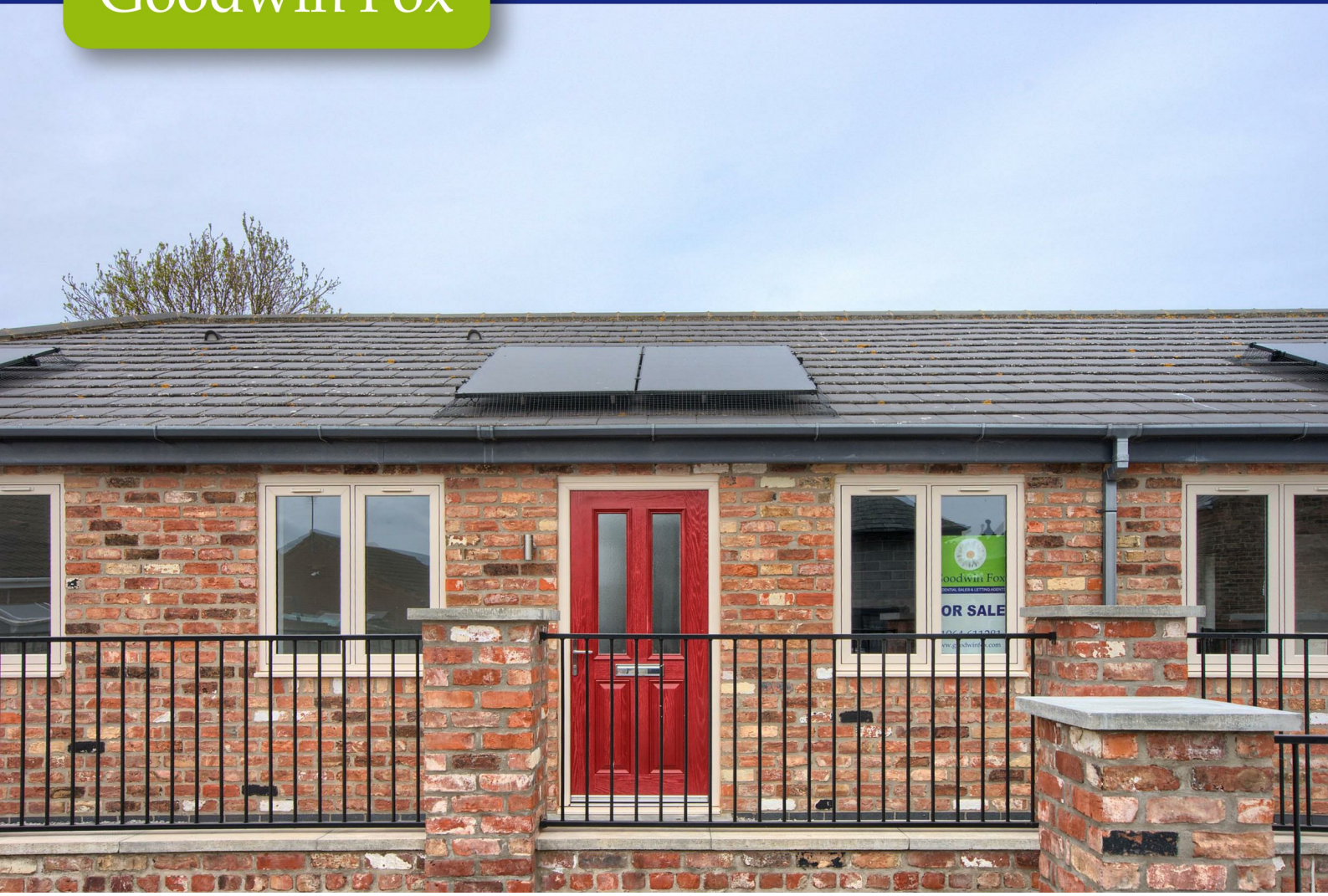
Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



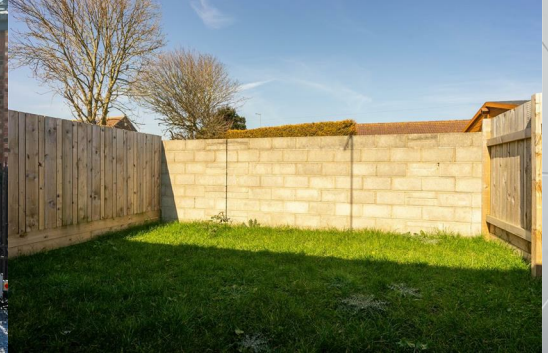
3 Justice Place

£130,000

Withernsea, HU19 2GY

2 1 1

Number 3 Justice Place
Located off Railway Crescent within the town centre, very close to local amenities and set on a private, secure gated development, is this new build two bedroom bungalow, set in the grounds of the former police station for the town, one of 4 bungalows available in this terrace, with off street parking available via two allocated parking spaces per property and with a garden to the rear. Having been finished with a modern matte black fitted kitchen with integrated appliances to include fridge/freezer, washing machine and dishwasher, fully tiled shower room, along with neutral décor and floor coverings included ready for a new owner to move straight into. This low maintenance property has been built to meet the latest in modern energy efficiency requirements, with electric heating, low energy LED lighting throughout, and with solar panels to provide reduced running costs. Ideal for a retiree looking to downsize by the sea with all amenities on the door step, ready and available now for viewings, contact our office today to arrange to view these high quality homes of this exclusive development.



Kitchen Living Room 24'1" x 10'11" (7.35 x 3.35)

Sociable, open plan living space with a range of fitted contemporary kitchens in either a gloss or matt finish with modern compact worktops and up-stands, all fitted with an electric oven and hob with extraction hood, integrated fridge freezer, dishwasher and washing machine. With front and rear access doors, dual uPVC windows, two heating panels, spotlights and with laminate flooring throughout.

Bedroom One 10'9" x 10'2" (3.30 x 3.10)

Bedroom Two 8'4" x 7'10" (2.55 x 2.40)

Shower Room

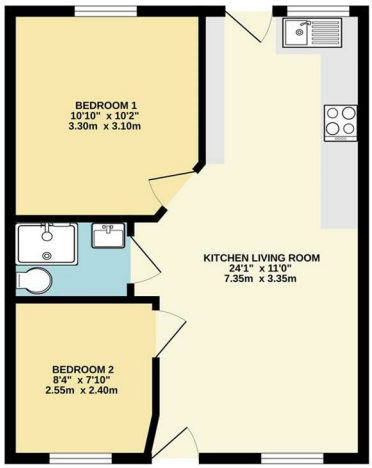
Garden

Easy maintenance laid to lawn garden. The property comes with two allocated parking spaces and the development is accessed via a set of electric gates providing vehicle access onto the development from Railway Crescent. An accessibility ramp provides access to each property and there is a communal bin store situated on site that is screened from view.

Agent Note

Parking: off street parking is available with this property via a gated parking area for residents.
Heating & Hot Water: heating is via electric panel heaters and an electric water tank.
Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.
Council tax banding to be confirmed.

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459sq.ft. (42.6 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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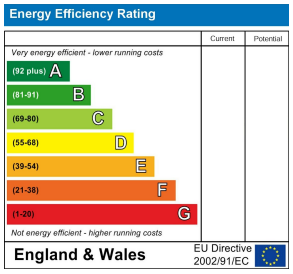
Energy Efficiency Graph

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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