



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 11 Heather Avenue

£152,000

Withernsea, HU19 2DE



Three bedroom end terrace house, built in 2015 and offering a modern, energy efficient home that is ideal for any buyer looking for a low maintenance property that is ready to move straight into. Finished to a high standard throughout, the accommodation comprises: entrance hall, ground floor WC, lounge, open plan kitchen diner across the rear with French doors to an enclosed garden at the rear, to the first floor are three bedrooms, one en-suite and the bathroom, with off street parking provided by an allocated two car driveway in front of the property. Situated within close proximity of the local schools and the town centre for amenities. Only by internal inspection can this property be fully appreciated, call us today to arrange a viewing.





### Entrance/WC

A composite door opens to the entrance hall with stairs to the first floor landing, radiator and laminate flooring. Leading off the hallway is a ground floor WC with close coupled toilet and corner basin.

### Lounge 12'1" x 14'5" (3.70 x 4.40)

With a front facing uPVC window, radiator, laminate flooring and access to the under-stairs-storage cupboard.

### Kitchen Diner 8'10" x 15'5" (2.7 x 4.70)

Modern grey fitted kitchen units with black worktops housing an electric oven and gas hob with extraction fan, composite 1.5 black sink and drainer with mixer tap, plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled flooring, radiator, ample space for a dining table with a uPVC window and French doors opening out to the rear garden.

### Landing

Stairs lead onto the landing with a built-in airing cupboard and loft access.

### Bedroom One 9'6" x 11'11" (2.90 x 3.65)

Front facing en-suite double bedroom with a uPVC window, built-in cupboard and radiator.

### En-suite 6'4" x 5'2" (1.95 x 1.60)

Three piece bathroom suite comprising of a shower cubicle with mixer shower, pedestal basin and close coupled WC, with tiled splash walls, uPVC window and towel radiator.

### Bedroom Two 9'4" x 7'8" (2.85 x 2.35)

Rear facing double bedroom with uPVC window and radiator.

### Bedroom Three 7'8" x 5'8" (2.35 x 1.75)

Rear facing single bedroom with uPVC window and radiator.

### Bathroom 6'2" x 5'10" (1.90 x 1.80)

White three piece bathroom suite comprising of a bath, pedestal basin and close coupled WC, with a towel radiator and uPVC window.

### Garden

To the front of the property is a driveway with two allocated parking spaces, a side pathway continues into the rear garden via a gate where the rear has been gravelled for ease of maintenance, with a paved patio area stepping out from the kitchen, with a useful storage shed and enclosed by fenced boundaries to all sides.

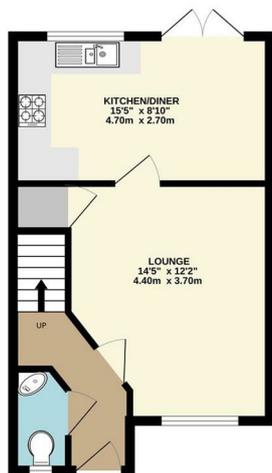
### Agent Note

Parking: off street parking is available with this property.

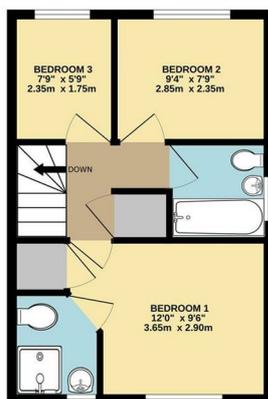
Heating & Hot Water: both are provided by a gas fired boiler.

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.

GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 correct, accurate and applicable details have not been tested and no guarantee is given for their accuracy or reliability. Call for more information.

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### Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	77	
(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	

Council tax band B.

The property is connected to mains gas and mains drainage services.

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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

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