



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 24 Cheverton Avenue

Asking Price £120,000

WITHERNSEA, HU19 2HP



This spacious and very well presented two double bedroom mid-terrace house is ideally positioned just a stone's throw from the beach, offering a fantastic coastal lifestyle combined with generous living space throughout.

Deceptive from the outside, the property boasts two open plan reception rooms, connected via folding doors to create a flexible layout – perfect for both cosy evenings or more sociable, open plan living. A modern fitted kitchen is complemented by a useful pantry, while additional practicality is provided via a ground floor WC and utility space.

To the rear, the property enjoys a fully enclosed south facing garden, designed with ease of maintenance in mind, featuring gravelled areas with planted borders and a seating space to relax and unwind after time spent by the sea.

With two double bedrooms, built-in storage and a well presented bathroom, this home is perfectly suited to a range of buyers, whether as a main residence, coastal retreat or investment opportunity.





An internal entrance porch opens into the hallway, providing access into the main living accommodation.

To the front of the property is a bay fronted lounge, which leads through via folding doors into the dining room at the rear. The dining room features a central fireplace and rear facing bay window, creating a warm and inviting focal point.

Leading through is the fitted kitchen, complete with a range of units and a useful adjoining pantry cupboard for additional storage.

Beyond this is a rear lobby, incorporating a ground floor WC and utility space, adding everyday practicality. This continues into a garden room, offering an additional reception space with a door opening out to the rear garden.

The rear garden is fully enclosed and south facing, designed for low maintenance with gravelled sections, planted borders and a pleasant seating area. A gate provides access to a rear alleyway, adding convenience.

To the first floor, a split level landing provides access to two double bedrooms, both benefitting from built-in storage, along with a well presented bathroom featuring tiled walls and decorative tongue and groove panelling, complete with a bath and shower above.

**Lounge 11'9" x 11'1" (3.60 x 3.40)**

**Dining Room 11'11" 11'7" (3.65 3.55)**

**Kitchen 10'2" x 8'3" (3.12 x 2.53)**

**Utility Area 5'7" x 5'6" (1.71 x 1.68)**

**Garden Room 8'8" x 6'1" (2.65 x 1.87)**

**Bedroom 1 14'9" x 12'0" (4.52 x 3.66)**

**Bedroom 2 11'10" x 7'10" (3.63 x 2.41)**

**Bathroom 9'10" 8'2" (3.01 2.51)**

#### Agent Note

Parking: on street parking only.

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

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

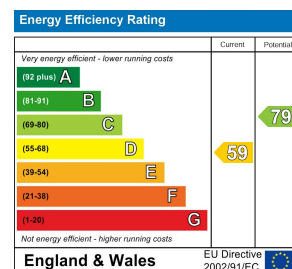
Council tax band A.

The property is connected to mains gas and mains drainage.



### Energy Efficiency Graph

**Tenure: Freehold**



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