



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



6 Beaconsfield

£135,000

Withernsea, HU19 2EP



This two bedroom semi-detached true bungalow is set on a well regarded development on the edge of the town, the property benefits from two well-proportioned bedrooms, living room and a wet room shower all on one level, making it ideal for any retiree looking for a true bungalow in the area.

The property is set within a generous plot, with a gated driveway, providing secure off street parking, while the South facing low-maintenance rear garden offers a pleasant outdoor sunny area without the burden of extensive upkeep.

While the bungalow requires some updating and tlc, this has been reflected in the asking price, and it presents a wonderful opportunity for buyers to personalise the space to their taste and preferences.

With bungalows in the town and this location always in demand we recommend an early viewing so you don't miss the chance to view this property and envision the potential it holds.





A gated driveway provides off street parking and access to a gravelled front garden with decorative rail fencing. Double gates provide access beside the property through to a good size South facing rear garden, paved for ease of maintenance with a useful storage shed and enclosed by fenced boundaries. A side entrance door opens to a central hallway, with rear facing kitchen with cream fitted units, a spacious living room with floor to ceiling windows and glazed door overlooking the garden, two front facing bedrooms both with built-in wardrobes and a wet room with level access shower for accessibility.

Hall

Kitchen 8'10" x 8'8" (2.70 x 2.65)

Lounge 17'8" x 11'11" (5.40 x 3.65)

Bedroom One 13'5" x 11'11" inc wr (4.10 x 3.65 inc wr)

Bedroom Two 10'0" x 8'10" inc wr (3.05 x 2.70 inc wr)

Shower Room 7'0" x 5'4" (2.15 x 1.65)

Garden

Agent Note

Parking: off street parking is available with this property.

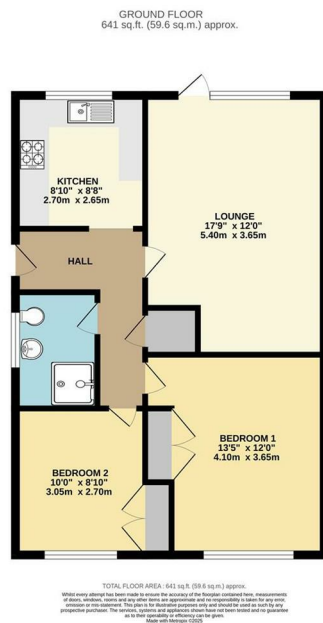
Heating & Hot Water: both are provided by a gas fired boiler.

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.

Council tax band B.

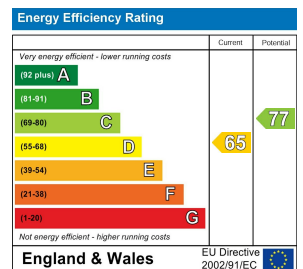
Mains gas and mains drainage services are connected.

This property is being sold through probate, as such the executors acting as the sellers have limited first hand knowledge of the property. At the time of marketing probate has been granted.



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

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