



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 Cheverton Avenue

£600 Per Month

WITHERNSEA, HU19 2HW



This mid terrace house has been sympathetically styled in keeping with the original design, tastefully finished with stripped wooden doors, original stained floorboards, period cornicing and a bespoke brick built fireplace. Conveniently located within a short walk to the center of town and a stones throw from the promenade and sea front, with uPVC glazing and gas central heating throughout the accommodation comprises: internal porch/hallway, open plan lounge diner with French doors to the garden, rear kitchen and ground floor WC/Utility, two first floor double bedrooms, three piece bathroom and to the rear is a low maintenance paved garden.





Porch/Hallway

uPVC front entrance door opens into an internal porch with a further door into the hallway, with stairs leading to the first floor landing, decorative corning to the ceiling with cornbels, stained wooden floorboards and a radiator.

Dining Room 13'5" x 9'2" (4.10 x 2.80)

Open plan to the lounge and leading through into the kitchen. With uPVC French doors opening to the rear garden, radiator, stained wooden floorboards and an exposed brick fireplace with decorative masonry work, flagstone hearth and a log burning stove.

Lounge 12'1" x 11'1" excluding bay (3.70 x 3.40 excluding bay)

South facing bay window providing plenty of natural light in this good size living room with a period fireplace with tiled cheeks and an open grate fire, period corning to the ceiling along with a ceiling rose, radiator and stained wooden flooring.

Kitchen 13'9" x 6'2" (4.20 x 1.90)

White and grey kitchen units with a stainless steel sink and drainer, tiled splash backs, provisions for a freestanding cooker, space for a fridge freezer, white laminate flooring, twin ceiling lights, radiator, uPVC stable door to the rear garden, side facing uPVC window and a sky light.

Utility/WC 5'2" x 5'2" (1.60 x 1.60)

Ground floor WC with basin and fitted units to one wall with space and plumbing for an automatic washing machine and tumble dryer, tiled splash backs, white laminate flooring, ceiling light, central heating radiator and a wall mounted Worcester gas combination boiler.

Landing

Exposed wooden stairs rise onto the landing with a wooden balustrade with painted spindles and stripped wooden handrail, painted wooden floorboards, dado rail, ceiling light, central heating radiator and loft access.

Bedroom One 14'9" x 12'5" (4.50 x 3.80)

Large front facing bedroom with a uPVC window, ceiling light and a central heating radiator.

Bedroom Two 13'5" x 6'10" (4.10 x 2.10)

Second bedroom with a uPVC window to the rear, ceiling light and central heating radiator.

Bathroom 7'6" x 6'10" (2.30 x 2.10)

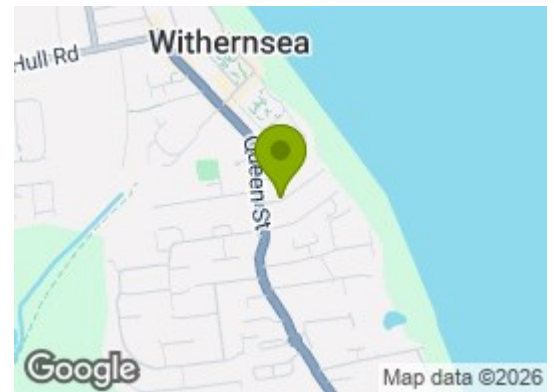
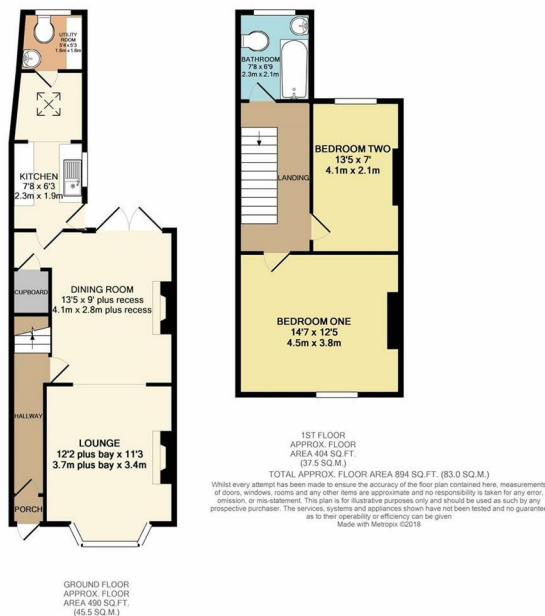
Modern house bathroom fitted with a white three piece suite comprising panelled bath with mains fed dual head shower, low level WC and pedestal wash hand basin, rear facing obscured glazed uPVC window, ceiling light, central heating radiator, extraction fan, tiled splash backs and vinyl flooring.

Garden

To the front of the property is a walled garden with hand gate and path to the front door. To the rear is a fully enclosed garden, mostly paved and hard standing for ease of maintenance with a patio area, timber shed and gate opening to a pedestrian rear footpath which leads back round to the roadside.

Agent Note:

Parking: Parking available nearby on the road
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 A.
 The property is connected to mains gas and mains drainage.



Energy Efficiency Graph

Tenure:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	62
EU Directive 2002/91/EC			

AGENTS NOTES

Services include mains gas, electric and drainage connections.

COUNCIL TAX

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.

