



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



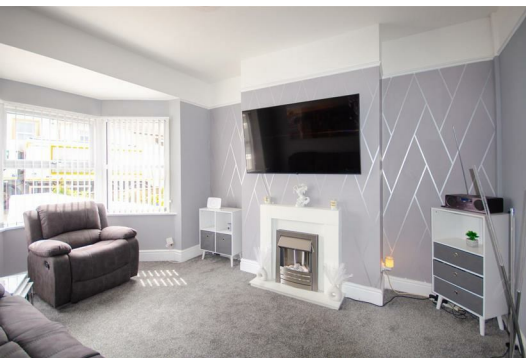
31 South Cliff Road

Offers Over £134,000

WITHERNSEA, HU19 2HU



This spacious terraced property, available with no onward chain, is located to the south of the town centre, close to amenities, main bus route and the seafront, having had a comprehensive program of works and refurbishment throughout in recent years, to a very high standard, this immaculately presented house is ready for a new owner to move straight into and enjoy, with two double bedrooms, two good size reception rooms and a driveway for parking; this property has plenty on offer and must be viewed. With gas central heating and uPVC double glazing throughout the accommodation briefly comprises: front entrance porch, hallway, lounge, sitting/dining room, kitchen and rear extension with WC and utility space, to the first floor are two generous bedrooms and a contemporary bathroom, outside is a paved rear garden with a wrap around decking area with a driveway to the front for off street parking.





Upon entering, a front porch leads into a central hallway that leads onto the main lounge, located at the front. Towards the rear, a second reception room provides flexibility as either a dining area or an additional sitting room.

The kitchen is thoughtfully designed with a contemporary finish, offering generous storage and work surfaces. Beyond the kitchen, a rear extension adds further practicality, incorporating a WC and a handy utility space for additional storage.

The first floor features two well-sized double bedrooms, both offering comfortable proportions. The bathroom has been updated with a modern suite, presenting a sleek and fresh space.

Outside, the rear garden has been designed for ease of maintenance, featuring paved areas and a wraparound deck. To the front, the property

benefits from a private driveway, providing convenient off-road parking.

Porch/Hall

Lounge 11'5" x 10'11" (3.50 x 3.35)

Sitting/Dining Room 14'3" x 14'3" (4.35 x 4.35)

Kitchen 12'1" x 6'10" (3.70 x 2.10)

Rear Lobby 14'9" x 4'3" (4.50 x 1.30)

WC

Landing

Bedroom One 11'7" x 14'5" (3.55 x 4.40)

Bedroom Two 14'3" x 6'10" (4.35 x 2.10)

Bathroom 11'5" x 6'10" (3.50 x 2.10)

Garden

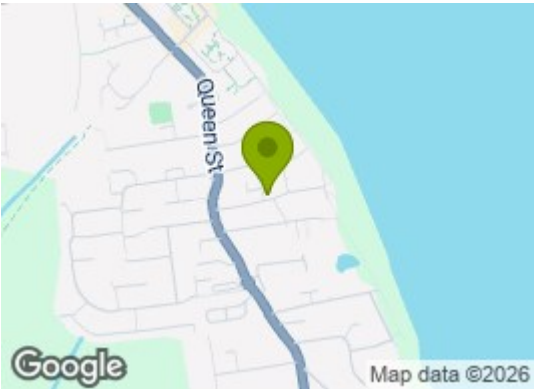
Agent Note

Parking: off street parking is available with this property via a private driveway.

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

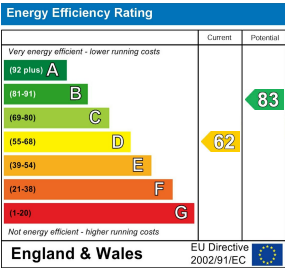
Council Tax: Band A.

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



Energy Efficiency Graph

Tenure: Freehold



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