Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

5 Justice Place

Prices From £130,000

Withernsea, HU19 2GY

2 1 1

TWO BEDROOM NEW BUILD BUNGALOWS AVAILABLE NOW!
Located off Railway Crescent within the town centre, very close to local amenities and set on a private, secure gated development, are these new build two bedroom bungalows set in the grounds of the former police station for the town, with 4 bungalows available in this terrace, each with their own gardens to the rear and with off street parking available via two allocated parking spaces per property. Having been finished with a range of modern kitchens all with integrated appliances to include fridge/freezer, washing machine and dishwasher, fully tiled shower room, along with neutral décor and floor coverings included ready for a new owner to move straight into. These low maintenance properties have been built to meet the latest in modern energy efficiency requirements, with electric heating, low energy LED lighting throughout, and with solar panels to provide reduced running costs. Ideal for a retiree looking to downsize by the sea with all amenities on the door step, with prices starting from £135,000 for the mid terrace bungalows and increasing to £139,500 for the end plot with the largest garden, contact our office today to arrange to view these high quality homes of this exclusive development.

Kitchen Living Room 24'1" x 10'11" (7.35 x 3.35)

Sociable, open plan living space with a range of fitted contemporary kitchens in either a gloss or matt finish with modern compact worktops and up-stands, all fitted with an electric oven and hob with extraction hood, integrated fridge freezer, dishwasher and washing machine. With front and rear access doors, dual uPVC windows, two heating panels, spotlights and with laminate flooring throughout.

Bedroom One 10'9" x 10'2" (3.30 x 3.10)

Rear facing double bedroom with uPVC window, spotlights and wall heater.

Bedroom Two 8'4" x 7'10" (2.55 x 2.40)

Front facing single bedroom, with a uPVC window, spotlights and wall heater.

Shower Room 6'4" x 4'3" (1.95 x 1.30)

Modern fitted shower room, fully tiled with marbled effect wall and floor tiles, fitted with a shower cubicle with dual shower head, close coupled WC and vanity basin, with a towel radiator, spotlights and extraction fan.

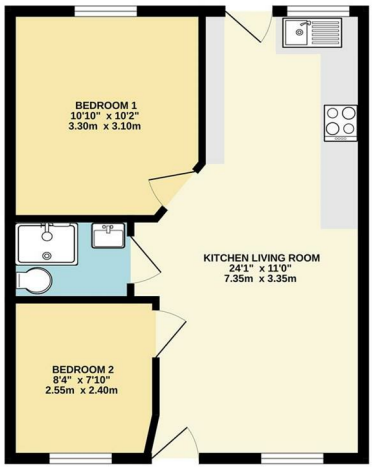
Garden

Easy maintenance laid to lawn garden. The property comes with two allocated parking spaces and the development is accessed via a set of electric gates providing vehicle access onto the development from Railway Crescent. An accessibility ramp provides access to each property and there is a communal bin store situated on site that is screened from view.

Agent Note

Parking: off street parking is available with this property via a gated parking area for residents, with two allocated parking spaces per property and electronic entry gates to the site.
Heating & Hot Water: heating and hot water are both provided by an electric heating system that is supplemented by solar energy.
Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.
Council tax banding to be confirmed.

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459sq.ft. (42.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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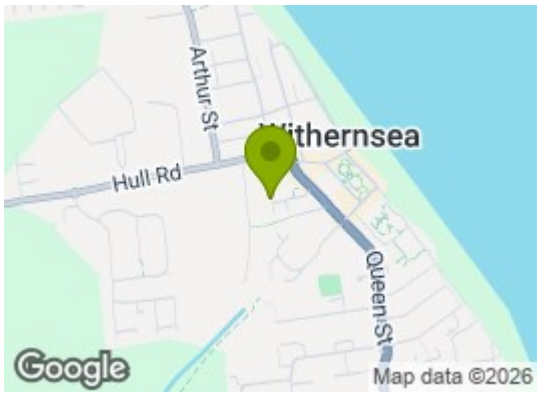

Energy Efficiency Graph

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

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR
Telephone: 01964 611281 | www.goodwinfox.com
sales@goodwinfox.com, | rent@goodwinfox.com

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