



4 CHEVERTON AVENUE WITHERNSEA

£120,000
FREEHOLD

Nestled on the charming Cheverton Avenue in Withernsea, this delightful house presents an excellent opportunity for those seeking a comfortable family home. Boasting two inviting reception rooms, the property features a through-lounge that creates a spacious and welcoming atmosphere, perfect for both relaxation and entertaining. The sun room adds a touch of brightness, allowing natural light to flood in, making it an ideal spot for enjoying a morning coffee or unwinding after a long day.

This property is awaiting personalisation, giving you the chance to make it your own and create a space that reflects your style and preferences. With its appealing features and prime location, this house on Cheverton Avenue is a wonderful opportunity for anyone looking to settle in the lovely coastal town of Withernsea.


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established 1924



The house comprises three well-proportioned bedrooms, providing ample space for family members or guests. The single bathroom is conveniently located, ensuring ease of access for all.

Outside, the small low-maintenance garden offers a pleasant outdoor space without the burden of extensive upkeep, allowing you to enjoy the fresh air and sunshine with minimal effort.

Lounge

10'5" x 16'0" (3.2 x 4.9)

Spacious lounge with bay window and archway leading through to dining area/second reception

Dining area

8'6" x 13'5" (2.6 x 4.1)

Large dining area with window overlooking side garden

Kitchen

8'2" x 12'7" (2.5 x 3.86)

Kitchen with large window to the side. Kitchen units are in the property but not yet fitted. Also an under-stairs cupboard for extra storage

Sun Room

10'5" x 11'5" (3.18 x 3.50)

Second reception room with windows to two outside walls. Door to back garden

Downstairs toilet

Small room with plumbing for downstairs toilet

Upstairs bathroom

8'4" x 12'7" (2.55 x 3.86)

Upstairs bathroom with spa bath, shower, toilet and sink. Airing cupboard housing the boiler

Bedroom one

8'6" x 13'5" (2.6 x 4.1)

Large bedroom ready for carpeting and papering. Window to the rear of the property

Bedroom two

8'6" x 10'2" (2.6 x 3.1)

Bedroom with window to the front of the property. Outside this bedroom there is a large cupboard

Bedroom three

6'10" x 13'5" (2.1 x 4.1)

Outside

Small stoned raised back yard with ten-foot down the side. Small bricked yard to the front of the property

Additional Information

COUNCIL TAX/BUSINESS RATES

Band - A

ENERGY PERFORMANCE CERTIFICATE

EPC rating - D

SERVICES

Mains gas, water, electricity and drainage

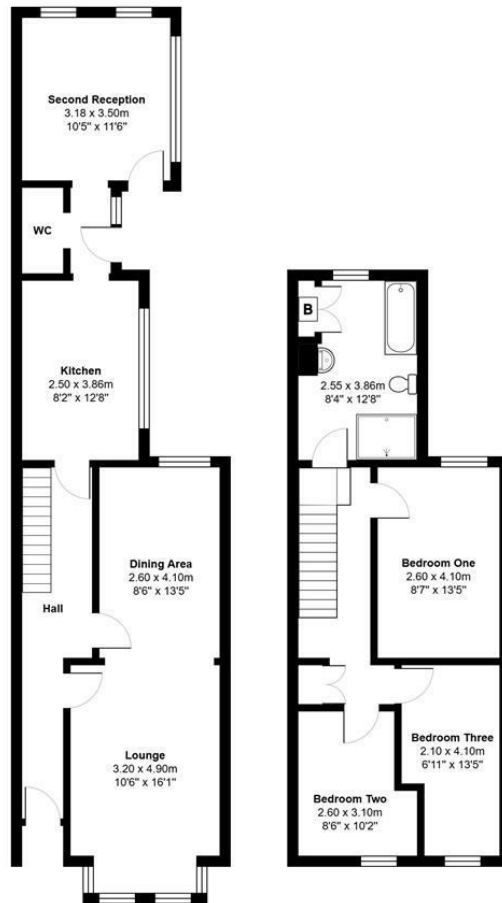
MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING STRICTLY BY APPOINTMENT ONLY







Total Area: 108.8 m² ... 1171 ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Main Office
18 Market Place
Patrington
East Yorkshire
HU12 0RB

01964 630 531
accounts@frankhillandson.co.uk

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