



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 13 Park Avenue

£139,999

WITHERNSEA, HU19 2JX



This attractive period mid-terrace home offers three well-proportioned bedrooms and two generous reception rooms, beautifully presented throughout and ready to move straight into. To the rear, a south-facing enclosed garden provides a private sun trap, perfect for relaxing or outdoor dining.

Thoughtfully updated with modern sustainability in mind, the property benefits from solar panels and an electric air source heat pump, helping to reduce energy bills and future-proof against rising costs by providing free electricity and heating.

Situated just a short walk from the town centre, this appealing home combines convenience, character, and efficiency, making it an ideal choice for a young family or anyone seeking a smart investment in a thriving coastal location.







Stepping into the hallway, stairs rise to the first floor landing while a door opens to the front-facing living room. With its bay window and period cornice detailing, this space provides a charming and comfortable sitting room.

At the heart of the home, a generous open-plan lounge diner features a further bay window and French doors that open directly onto the south-facing garden, filling the room with natural light. The kitchen is fitted with wooden-fronted units and adjoins a convenient ground floor WC.

Upstairs, a spacious central landing gives access to two generous double bedrooms and a well-proportioned third bedroom, all served by a family bathroom with shower over the bath.

Outside, a gated shared passageway leads into the enclosed rear garden. South-facing to enjoy the sun throughout the day, it is complete with

a wooden shed, greenhouse, and offers a private setting ideal for both relaxation and gardening.

## Hall

**Sitting Room 10'11" x 13'1" (3.35 x 4.00)**

**Lounge/Dining Room 13'5" x 20'0" (4.10 x 6.10)**

**Kitchen 17'8" x 5'10" (5.40 x 1.80)**

**WC 5'10" x 2'7" (1.80 x 0.80)**

## Landing

**Bathroom 8'6" x 8'6" (2.60 x 2.60)**

**Bedroom One 11'9" x 11'1" (3.60 x 3.40)**

**Bedroom Two 11'9" x 10'9" (3.60 x 3.30)**

**Bedroom Three 9'10" x 7'6" (3.00 x 2.30)**

## Garden

## Agent Note

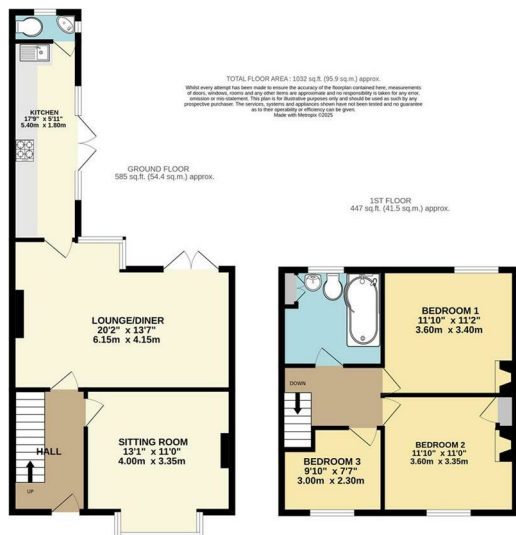
Parking: on street parking only.

Heating & Hot Water: both are provided by an electric air source heatpump and water tank.

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

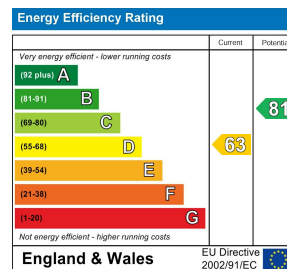
Council tax band A.

The property is connected to mains drainage and has solar panels in place that are owned outright.



## Energy Efficiency Graph

**Tenure: Freehold**



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