



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 7 Butchers Place

Offers Over £65,000

WITHERNSEA, HU19 2BL



Self-contained one bedroom end of terrace bungalow located on a pedestrianised row of bungalows accessed from Railway Crescent, just a stones throw from the centre of town, with easy access to the shops and beach. Built circa 2013 to modern building control specifications and finished to a high standard with modern fitted kitchen & shower room; providing a low maintenance and affordable option for anyone wanting to downsize or have a holiday home by the seaside. With uPVC glazing and gas central heating in place the accommodation comprises: open plan kitchen living room, double bedroom and shower room.





**Kitchen Living Room 12'1" (13'11" to alcove) x 16'4" (3.70 (4.25 to alcove) x 5.00)**

Open plan room with a fitted kitchen to one side and living space at the opposite end. Fitted with a range of cream base and wall units with complementing squared edged wood effect work surfaces and tiled splash backs. Inset stainless steel sink and drainer with mixer tap, fitted electric oven and electric hob with extraction fan, plumbing for a washing machine and space for a vertical fridge freezer. Laminate flooring, wo uPVC windows, uPVC entrance door, radiator and a wall mounted gas combi-boiler.

**Bedroom 7'10" x 9'10" (2.40 x 3.00)**

Double bedroom with side facing uPVC window, radiator and laminate flooring.

**Shower Room 6'0" x 6'4" (1.85 x 1.95)**

White three piece suite comprising quadrant shower cubicle with mains fed shower unit, WC

and basin. Tiled splash backs, vinyl flooring and radiator.

**Agent Note**

Parking: On-street parking only, with no permit required.

Heating & Hot Water: Both are provided via a gas-fired boiler.

Mobile & Broadband: We understand that mobile coverage and fibre-to-the-premises broadband are available. For more information on providers, predicted speeds and mobile coverage, please visit the Ofcom checker.

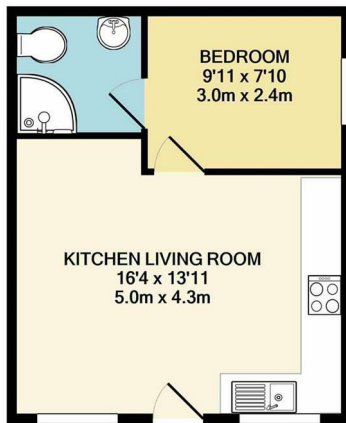
Council Tax Band: A.

Utilities: The property is connected to mains gas and mains drainage.

Tenure Information: The property is being sold

with a tenant in situ, currently paying £500 PCM and £6000 PER ANNUM, making it an ideal investment opportunity.

Stamp Duty: The purchase of this property may be subject to Stamp Duty charges. Please see the link below for further information and to calculate the applicable amount.  
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/holding>



TOTAL APPROX. FLOOR AREA 327 SQ.FT. (30.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

