Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



17 Princes Avenue

£89,950

WITHERNSEA, HU19 2HZ

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This good size end-terrace house offers an excellent opportunity for those seeking a coastal retreat, buy to let investment or an ideal first home. The property boasts two well-proportioned bedrooms and two inviting reception rooms, providing versatile spaces for entertaining, working from home, or simply relaxing. A four-piece bathroom adds comfort and practicality, while the property's keenly priced listing is sure to attract early interest.

Perfectly positioned just a short stroll from the seafront, residents can enjoy beach walks at their leisure, with the added convenience of a local Tesco close by for everyday essentials.

Offered to the market with no onward chain, this home is ready for its new owners to move straight in and make it their own. Whether as a permanent residence or a holiday escape by the coast, this property is a fantastic opportunity not to be missed.











A gate opens onto a paved front yard, leading to a canopied entrance door that opens into the hallway, where stairs rise to the first-floor landing. To the front, a welcoming living room features a bay window and a charming fireplace, creating a bright and cosy space. A second reception room provides a generous dining area, flowing seamlessly into the kitchen, which is fitted with a range of white gloss base and wall units, contrasting worktops, and a built-in oven and hob. Glazed patio doors open directly onto the rear garden, which is laid to lawn and enclosed by a mix of fencing and walling, with a gate providing useful rear access.

Upstairs, the property offers two well-proportioned double bedrooms, served by a family bathroom complete with both a bath and a separate shower.

Hall

Lounge 10'5" x 10'9" (3.20 x 3.30)

Dining Room 13'1" x 11'5" (4.00 x 3.50)

Kitchen 11'5" x 9'2" (3.50 x 2.80)

Bedroom One 14'9" x 10'5" (4.50 x 3.20)

Bedroom Two 13'1" x 8'10" (4.00 x 2.70)

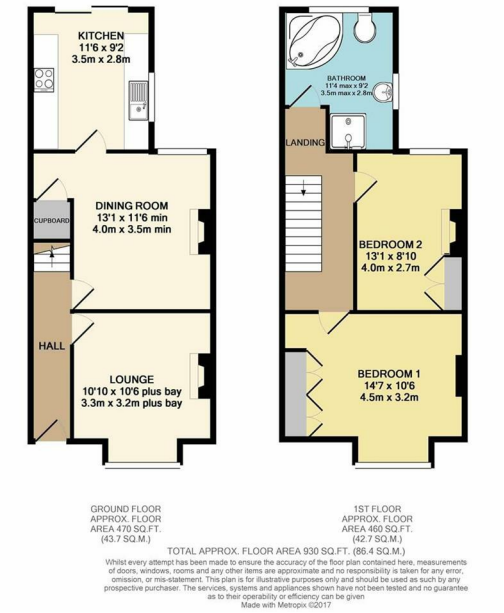
Bathroom 11'3" x 9'2" (3.45 x 2.80)

Garden

Agent Note

Parking: on street parking only.
Heating & Hot Water: both are provided by a gas fired boiler.
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

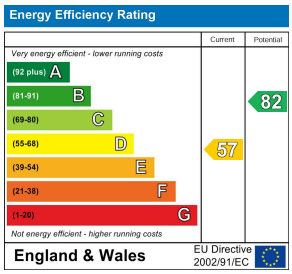
Council tax band A.
The property is connected to mains gas, drainage and electric.





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.

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