



Tanlea Beverley Road, Withernwick, HU11 4TT

£155,000



**\*\* INVESTMENT/RENOVATION OPPORTUNITY!! \*\***

This three bedroom semi-detached dormer bungalow sits in the popular village of Withernwick and offers a fantastic opportunity to create a really lovely home. In need of renovation, it's ideal for buyers looking to put their own stamp on a property and add value along the way.

Outside, there's a front garden, a driveway to the side leading to a detached garage, and a south-facing rear garden that enjoys plenty of sunshine — perfect for relaxing, gardening or entertaining.

Set in a well-regarded village location with a friendly community feel, the property combines rural charm with good access to nearby towns. A great option for homeowners or investors looking for a rewarding project in a desirable area.



EPC - E  
Council Tax - B  
Tenure - Freehold

**Front Garden**

Mainly laid to lawn, driveway, planted borders, walled and fenced boundaries.

**Entrance Hall**

Entrance door, under stairs cupboard, carpeted.

**Lounge**

13'3" x 12'11" (4.04 x 3.95)

Window to front of property, fireplace with electric fire, coving to ceiling, radiator, carpeted.





### **Breakfast Kitchen**

11'5" x 10'0" (3.48 x 3.05)

Window and door to rear garden, fitted wall and base units, work surfaces, ceramic bowl sink and single drainer, built in electric hob and oven, part tiled walls, extractor fan, radiator, Vinyl flooring.

### **First Floor Landing**

Window to side of property, loft access.

### **Master Bedroom**

11'3" x 10'6" (3.45 x 3.21)

Window to front of property, radiator, carpet.

### **Bedroom 2**

12'6" x 8'7" (3.83 x 2.64)

Window to rear of property, radiator, carpeted.

### **Bedroom 3**

9'4" x 7'1" (2.85 x 2.18)

Window to rear of property, radiator, carpeted.

### **Shower Room**

8'3" x 5'5" (2.53 x 1.67)

Window to rear of property, W.C, pedestal hand wash basin, step in shower, part tiled walls, extractor fan, radiator, Vinyl flooring.

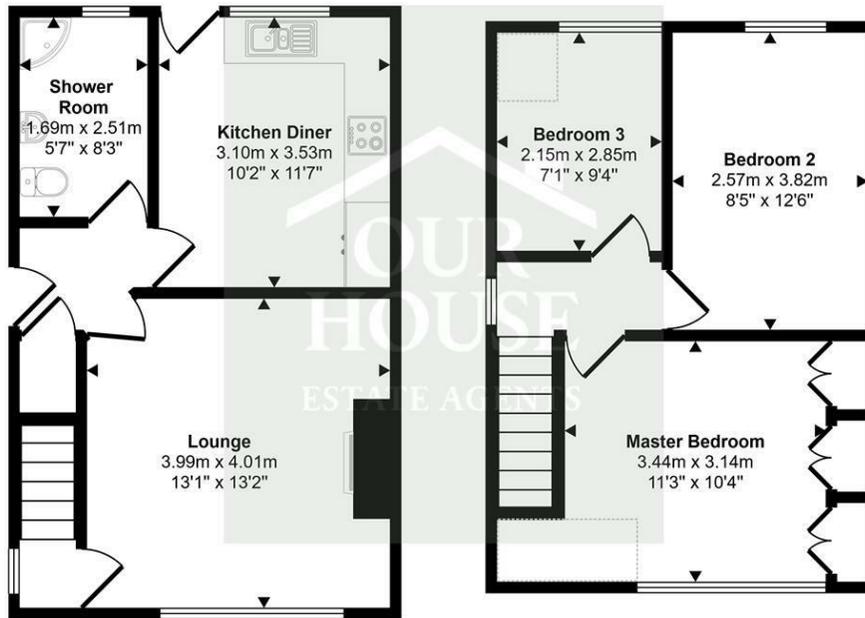
### **Rear Garden**

Mainly laid to lawn, paved patio area, fenced boundaries, planted borders, garden shed.

### **Garage**

Detached, up and over door, power and light points.

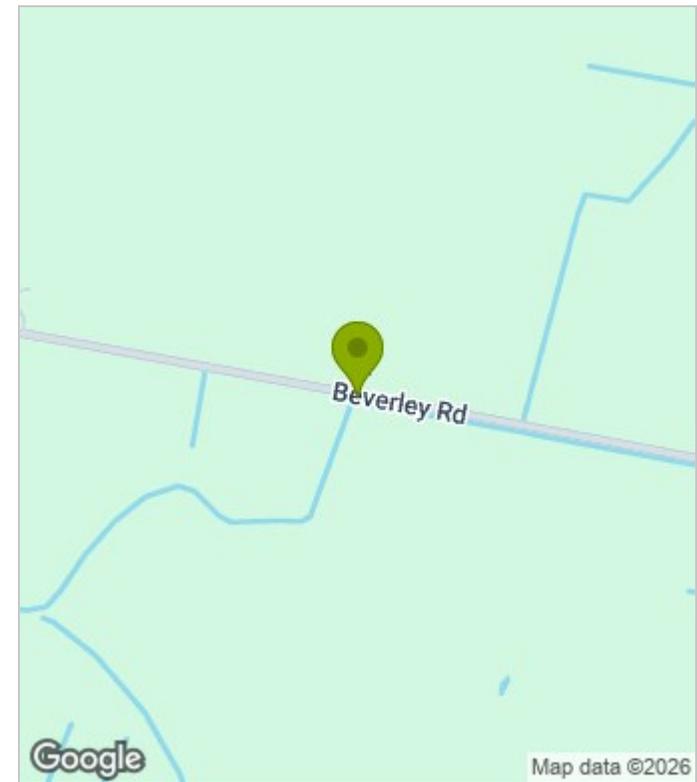
Approx Gross Internal Area  
73 sq m / 782 sq ft



**Ground Floor**  
Approx 38 sq m / 405 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewing**

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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 or give any representation or warranty in respect of the property.

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