



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 2 Saffron Court

£110,000

Withernsea, HU19 2GB



Set on a small development of purpose built bungalows within walking distance to Tesco Supermarket and being set on a mains bus route for convenience, this delightful two-bedroom mid-terrace bungalow offers a wonderful opportunity for those wanting to downsize and retire by the sea.

Upon entering, you will find a spacious open-plan central living area that serves as the heart of the home, with a double bedroom and further single spare bedroom. The bathroom benefits from a large walk-in shower enclosure for easy access. The kitchen and interior are presented to a good standard, though some areas would now benefit from cosmetic updating, allowing a new owner the opportunity to make it their own.

The front has been extended with a conservatory extension opening out onto a paved yard area which invites an abundance of natural lighting and offers a lovely outdoor space to enjoy the fresh air. Whether you wish to cultivate a small garden or simply relax with a book, this area is sure to enhance your living experience.

Properties in this location are always high in demand and this one is offered to the market with no chain involved. Don't miss your chance to view this lovely property and embrace a new chapter in your life.







**Bedroom 2 9'2" x 7'0" (2.80 x 2.14)**

The property is connected to mains gas and mains drains services.

**Conservatory 8'2" x 6'5" (2.50 x 1.97)**



Energy Efficiency Rating		Current	Proposed
<p>Very energy efficient - lower running costs</p> <p>(72 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		72	78
<p>Not energy efficient - higher running costs</p>			

