



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 30 Lascelles Avenue

Asking Price £125,000

WITHERNSEA, HU19 2EB



Situated within a short stroll of the town centre, local schools and the seafront, this three bedroom semi detached home offers an excellent opportunity for first time buyers or those seeking a manageable, well located property close to everyday amenities.

Offered to the market with vacant possession and no chain involved, the property presents a straightforward move for buyers eager to step onto the property ladder. Extended to the rear to create a spacious kitchen diner, the layout has been thoughtfully adapted to suit modern living, combining practicality with comfortable day to day family space. Useful built in storage further enhances functionality throughout the home.

One of the property's charming features is its west facing rear garden, which enjoys afternoon and evening sunshine — ideal for relaxing after work or hosting informal gatherings during the warmer months. From the garden, you can also enjoy views towards the town's iconic lighthouse, adding a subtle coastal reminder of the home's enviable seaside setting.

This property is perfectly suited to couples, small families or anyone looking for a home that balances convenience, comfort and location. Properties in this location are always popular so an early viewing is strongly recommended.





The property is set back from the roadside via a front garden, which offers potential to be converted into off street parking if desired, subject to the installation of a dropped kerb and relevant consent.

An entrance lobby provides access to the staircase rising to the first floor landing and leads through to the main lounge. The lounge is a bright and welcoming space, featuring a large bay window allowing plenty of natural light, a central fireplace forming the focal point of the room, and a useful under stairs storage cupboard.

To the rear of the property is the extended kitchen diner, fitted with a range of modern white gloss units incorporating a built in oven and hob. The room offers ample space for a dining table, ideal for entertaining guests or everyday family life. A built in cupboard provides additional internal storage, while a

large window and rear door overlook and give access to the garden.

The west facing rear garden enjoys afternoon sunshine and features a paved patio area, perfect for outdoor seating or pot plants. A laid to lawn section continues beyond, complemented by storage sheds and an externally accessed built in store cupboard adjoining the kitchen.

To the first floor, the original front bedroom has been partitioned to create two rooms, now offering two double bedrooms and a further single room, ideal as a nursery, dressing room or home office. The family bathroom is also located on this floor and is fitted with a shower over the bath.

A well positioned and practical home offering excellent value in a convenient town location.--

**Lounge 13'7" x 13'1" (4.15m x 4m)**

**Kitchen Diner 14'10" x 13'7" (4.54 x 4.15m)**

**Bedroom One 10'4" x 9'2" (3.15m x 2.8m)**

**Bedroom Two 15'1" x 9'6" (4.6m x 2.9m)**

**Bedroom Three 7'0" x 5'7" (2.15m x 1.72m)**

**Bathroom 6'2" x 5'2" (1.9m x 1.6m)**

**Garden**

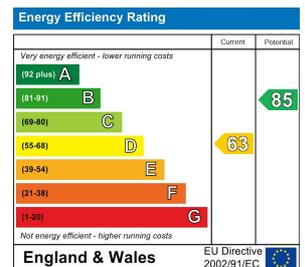
**Agent Note**

**Parking:** On street parking, no permit required.  
**Heating & Hot Water:** both are provided by a gas fired boiler.  
**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 gas and mains drains services.



### Energy Efficiency Graph

**Tenure: Freehold**



Services include mains gas, electric and drainage connections.  
 Council tax band A

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