



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



30 Oak Avenue

£155,000

Withernsea, HU19 2PE



LOOKING TO RETIRE BY THE COAST? TAKE A LOOK AT THIS ONE!

Located at the popular south end of the town on this sought after road is this semi-detached dormer bungalow, offered to the market with no chain and set within a short stroll of the beach. With uPVC glazing and gas central heating throughout the property comprises: hallway, lounge, two ground floor double bedrooms, bathroom, fitted kitchen and a conservatory at the rear, with two further double bedrooms to the first floor. Outside is a laid to lawn front garden with side driveway to the garage for parking and at the rear is a further enclosed garden. Available to view via appointment only, contact our office today to arrange a viewing.





Hall

A uPVC side entrance door opens into the hallway with stairs leading to the first floor landing and a radiator.

Lounge 15'3" x 10'9" (4.65 x 3.30)

Front facing living room with a uPVC window and radiator.

Bedroom Four / Dining Room 10'4" x 9'2" (3.15 x 2.80)

Second reception room or optional ground floor bedroom if required with a front facing uPVC window and radiator.

Bedroom Three 12'5" x 9'10" (3.80 x 3.00)

Ground floor double bedroom with a uPVC window facing the conservatory, radiator and under-stairs-storage cupboards.

Bathroom 6'2" x 5'4" (1.90 x 1.65)

Ground floor bathroom fitted with a three piece bathroom suite comprising of a bath with mixer shower, pedestal basin and WC. With half height

wall tiling, laminate flooring, radiator and uPVC window.

Kitchen 8'10" x 9'10" (2.70 x 3.00)

Cream fitted kitchen units with grey work surfaces and half tiled walls, 1.5 bowl stainless steel sink with drainer and mixer tap, space for a free standing cooker, plumbing for a washing machine and dishwasher, room for a vertical fridge freezer, laminate flooring and a rear facing uPVC window and door to the conservatory.

Conservatory 6'6" x 12'9" (2.00 x 3.90)

Of uPVC construction under a lean-to roof with tiled flooring and French doors to the garden.

Landing 6'2" x 11'1" (1.90 x 3.40)

With a built-in cupboard housing the boiler and access to the eaves storage space.

Bedroom One 11'3" x 13'1" (3.45 x 4.00)

Spacious bedroom with a uPVC dormer window to the front, fitted with a shower cubicle with mains fed shower and built-in wardrobes.

Bedroom Two 11'1" x 9'0" (3.40 x 2.75)

With a side facing uPVC window, radiator and eaves access.

Garden & Garage

Vehicle access leads onto a paved driveway providing off street parking for multiple cars and with gated access continuing to a brick built garage at the rear of the property. Continuing at the front is a paved patio area and a laid to lawn garden with planted borders and a hand gate to the roadside.

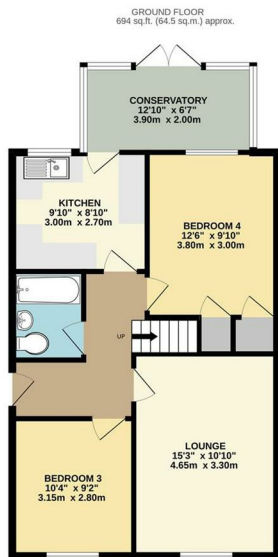
At the rear is an enclosed laid to lawn garden with wooden summerhouse and some mature planting.

Agent Note

Parking: off street parking is available with this property.

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.




TOTAL FLOOR AREA: 1006 sq.ft. (93.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operation or fitness 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			
(81-91) B			86
(69-80) C		69	
(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	

Council tax band B.

Services include mains electric and drainage.

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.

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