



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 193 Queen Street

£385 Per Month

WITHERNSEA, HU19 2JR



Recently converted and refurbished first and second floor serviced accommodation in the centre of town comprising of four furnished ensuite bedrooms with large shared living room and kitchen facilities on both floors, finished to a very high specification and offering ideal accommodation for single occupants looking for low maintenance accommodation in the area such as contract workers etc. All bedrooms are furnished with a double bed, wardrobe and drawer unit, each with their own ensuite shower room. The communal living area comes with a fully fitted kitchen and lounge area with sofas, TV and dining table. Rents are per room per month to include all bills. There is an additional cost of £15 PCM for unlimited WiFi. Deposit of £300 payable in addition to a months rent in advance prior to tenancy commencement.





**Room 1 492'2" x 606'11" (150 x 185)**

L-shaped room max measurements 5.15m x 4.10m (16' 11" x 13' 5") Ensuite 1.50m x 1.85m (4' 11" x 6' 1") With double bed, wardrobe and drawers. Ensuite shower room with three piece suite.

kitchen with integrated oven an hob, white goods and small appliances. Four seat sofas with tv and a small table and chairs. Futher kitchenette to the second floor with additional cooking facilities.

**Room 2 656'2" x 836'7" (200 x 255)**

3.45m x 4.65m (11' 4" x 15' 3") ensuite 2.00m x 2.55m (6' 7" x 8' 4") With double bed, wardrobe and drawers. Ensuite shower room with three piece suite.

**Room 3 1049'10" x 853'0" (320 x 260)**

3.20m x 2.60m (10' 6" x 8' 6") Ensuite 1.85m x 2.55m (6' 1" x 8' 4") With double bed, wardrobe and drawers. Ensuite shower room with three piece suite.

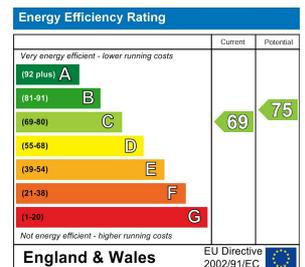
**Kitchen/Living Room 1804'6" x 1509'2" (550 x 460)**

5.50m x 4.60m (18' 1" x 15' 1") Fully fitted



**Energy Efficiency Graph**

**Tenure:**



Services include mains electric and drainage connections and the costs are covered in the monthly payments Council tax is paid by the landlord The property is located on Queen Street in the town centre opposite the post office and above The Bazaar.

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.