



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 64 Beaconsfield

£160,000

Withernsea, HU19 2EP



Nicely presented two bedroom semi-detached true bungalow located within this popular area of the town and offered to the market with the benefit of no chain. Finished to a good standard with a contemporary wet room and modern kitchen, uPVC glazing and gas central heating throughout, this home offers the ideal choice for any retiree looking for a property by the sea. The property briefly comprises; side entrance porch, hallway, fitted kitchen, two bedrooms, wet room and a good sized lounge with access out to an enclosed garden at the rear that is gravelled for ease of maintenance, to the front is a further garden and a driveway for off street parking.





### Porch/Hallway 7'10" x 3'3" (2.40 x 1.00)

A uPVC door opens to a glazed side porch with a further uPVC door opening to the hallway, with a shelved storage cupboard, radiator and with loft access.

### Kitchen 9'2" x 8'8" (2.80 x 2.65)

Wooden fitted kitchen units with black work surfaces and tiled splash backs, fitted with a black 1.5 bowl sink and drainer with mixer tap, provisions for a freestanding cooker, plumbing for a washing machine and space for a vertical fridge freezer. With laminate flooring, a rear facing uPVC window and a gas combi-boiler.

### Lounge 17'2" x 12'1" (5.25 x 3.70)

Good size living room with a uPVC door to the rear garden with windows beside, feature fireplace housing with electric fire and a radiator.

### Wet Room 5'4" x 6'6" (1.65 x 2.00)

Modern shower room comprising of a level access shower with electric shower unit, floating vanity basin and a low level WC. With tiled walls, non-slip vinyl flooring, radiator and an obscured glass uPVC window.

### Bedroom One 13'5" x 9'10" excluding wr (4.10 x 3.00 excluding wr)

Front facing double bedroom with a uPVC window, radiator and built-in wardrobe.

### Bedroom Two 9'10" x 8'10" (3.00 x 2.70)

Second double bedroom with a front facing uPVC window, radiator and built-in wardrobe.

### Garden

To the front of the property is a gravelled garden with decorative dwarf wall boundary and a block paved driveway providing off street parking. A pedestrian gate leads down the side of the property through into a good size garden

to the rear, also gravelled for ease of maintenance and fully enclosed by fenced boundaries.

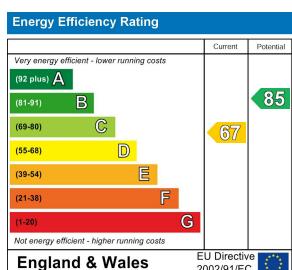
### Agent Note

Please be aware this property is a probate sale and that grant of probate is still outstanding and was applied for on 13/06/2023.

### Area Map



### Energy Efficiency Graph



Council Tax band:B

Tenure: Freehold

**Directions:** From our office head North on Queen Street, turn left onto Hull Road continuing past the Lighthouse and turn left at the mini-roundabout onto Carrs Meadow where this property is located at the second entrance/ junction onto Beaconsfield.

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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