



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



44 Louville Avenue

£150,000

WITHERNSEA, HU19 2PB



Situated just a stone's throw from the promenade and beach, this semi detached dormer bungalow offers an exciting opportunity to acquire a spacious home in a highly desirable coastal location, complete with sea views and offered to the market with vacant possession and no onward chain.

Although requiring a programme of modernisation, the property provides an excellent starting point for buyers looking to create a home to their own specification, with clear scope to potentially add value over time.

Deceptively spacious, the home benefits from front and rear dormers which create four first floor bedrooms, making it an ideal option for families or those needing additional space. The ground floor offers generous living accommodation, including an open plan lounge diner that spans the rear of the property and flows into a conservatory, perfectly positioned to overlook the garden.

Externally, the property continues to impress with a south facing rear garden, providing a private and well established outdoor space, alongside a driveway and garage for off street parking and storage.

A fantastic opportunity to secure a coastal home with space, potential and views – ideal for buyers looking to put their own stamp on a property in a prime seaside setting.





A hardstanding side driveway provides off street parking and leads to a brick built garage positioned at the rear of the property.

The front garden is set behind a low walled boundary and designed for ease of maintenance, being mainly gravelled with established border planting. A gate leads through to the south facing rear garden, which is of a generous size and mainly laid to lawn, featuring mature planting, decorative beds and a fish pond, all enclosed by a mixture of fenced and walled boundaries to create a private and relaxing outdoor space.

Entry is via a front entrance porch, opening into the hallway where a bank of built in cupboards provides excellent storage, with stairs rising to the first floor.

The ground floor bathroom is fitted with a bath and shower above, offering convenience for everyday living.

The kitchen diner is of a good size and fitted with a range of wooden fronted units,

incorporating an eye level double oven and separate hob, with a side entrance door providing access from the driveway.

To the rear, an L shaped open plan lounge diner creates a spacious and versatile living area, centred around a feature fireplace. Patio doors lead through to the conservatory, which overlooks the garden and provides additional living space filled with natural light.

To the first floor, the dormer design allows for four bedrooms, each enjoying sea views, completing the accommodation and enhancing the property's coastal appeal.

Lounge 21'2" x 15'5" (6.46m x 4.72m)

Kitchen/Diner 23'2" x 8'6" (7.08m x 2.6m)

Conservatory 13'5" x 8'2" (4.11m x 2.51m)

Bedroom 1 11'10" 11'4" (3.62m 3.46m)

Bedroom 2 10'9" x 8'10" (3.3m x 2.7m)

Bedroom 3 11'9" x 9'10" (3.59m x 3m)

Bedroom 4 7'11" x 6'9" (2.43m x 2.07m)

Bathroom

Garden

AGENT NOTES

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

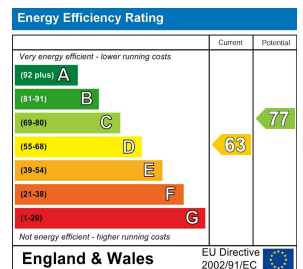
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

The property is connected to mains drainage Council tax band B



Energy Efficiency Graph

Tenure: Freehold



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