



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 36 Waxholme Road

£117,000

WITHERNSEA, HU19 2BT



CHAIN FREE TWO BEDROOM HOUSE WITH SEA VIEWS TO THE REAR!

This spacious mid terrace house was originally three bedrooms but has been converted into two, resulting in a much better layout and more functional bedroom sizes. The property has been updated throughout by the current owners this property offers a turn key opportunity for any buyer looking for a chain free home by the sea that is ready to move straight into. With replacement uPVC glazing, updated electrics, a new boiler with extended warranty, re-fitted kitchen and bathroom, along with new floor coverings and neutral décor right through. The accommodation comprises: porch, hallway, lounge with multi-fuel stove, open plan dining room with French doors, white gloss breakfast kitchen and ground floor WC, to the first floor are two bedrooms, a re-fitted house bathroom with four piece suite and a useful walk-in cupboard. Outside is a private driveway at the front and to the rear is an enclosed yard that leads onto a further section of garden that seats a garage that has been converted to a workshop. Offered to the market with no chain and available to view now.







### Porch/Hallway

A front entrance porch with uPVC door and decorative patterned flooring gives access into the hallway with a radiator and a staircase rising to the first floor landing.

### Dining Room 13'1" x 11'5" (4.00 x 3.50)

Open plan to the lounge with uPVC French doors opening to the rear, laminate flooring, radiator and access to the under-stairs-storage cupboard.

### Lounge 12'1" excluding bay x 11'5" (3.70 excluding bay x 3.50)

Front facing living room with a uPVC bay window, radiator and an inglenook fireplace housing a multi-fuel stove set on a tiled hearth.

### Breakfast Kitchen 16'10" x 8'6" (5.15 x 2.60)

Updated fitted kitchen with white gloss base and wall units with contrasting black work surfaces and mosaic tiled splash backs. With a freestanding cooker with stainless steel splash back, inset black 1.5 bowl sink and drainer with mixer tap, space and plumbing for a washing machine, tumble dryer and room for an under counter fridge. Side facing uPVC window, tiled flooring and spotlights to the ceiling. Leading from the kitchen is an area

to house a breakfast table, with a side facing uPVC window, laminate flooring and a cupboard housing a gas combi-boiler (newly installed with 10 year warranty).

### WC

A lobby leads from the kitchen where a uPVC door opens to the rear and there is a ground floor WC with tiled flooring.

### Bedroom One 12'1" x 14'9" (3.70 x 4.50)

Spacious double bedroom with two uPVC windows to the front aspect, radiator and laminate flooring.

### Bedroom Two 9'10" x 8'6" (3.00 x 2.60)

Rear facing bedroom with a radiator and a uPVC window with a direct sea view.

### Box Room (storage) 9'2" x 4'11" (2.80 x 1.50)

Useful walk-in storage room off the landing.

### Bathroom 7'2" x 9'2" (2.20 x 2.80)

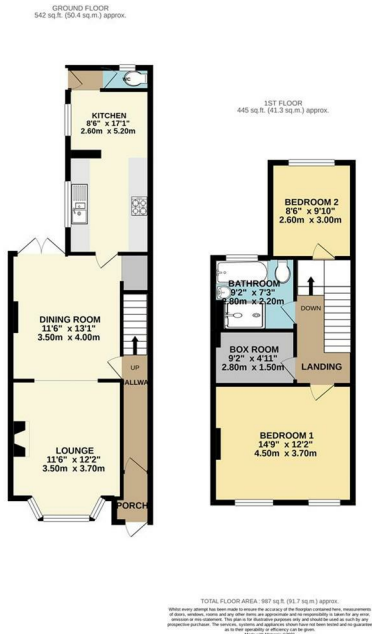
Modern re-fitted house bathroom fitted with a four piece white bathroom suite comprising: large walk-in shower cubicle with a mains fed shower unit, panelled bath, pedestal basin and WC. With waterproof panelled walls and ceiling, tiled effect laminate flooring, a vertical towel radiator a uPVC window.

### Garden

To the front of the property is a gravelled driveway with a dropped kerb to provide off street parking. To the rear is a hard standing patio area adjoining the back of the house, screened by fenced boundaries and with a pedestrian gate that gives access through to a second section of garden at the rear that seats the garage and has a raised planted flower bed and pathway to a raised section of garden behind the garage.

### Converted Garage

Pre-fabricated garage that has had the garage door replaced with a window and pedestrian door to create a useful workshop/storage space with power supplied. A vehicular right of way leads down the left hand side of this terrace and across the rear of the neighbouring properties to allow vehicular access to the garage if desired.



Council Tax band:A

**Directions:** From our office head north on Queen Street, through the mini-roundabouts and continue onto Seathorne, turn right at the end onto Waxholme Road and this property is on the right hand side advertised by our for sale board.

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## Area Map



## Energy Efficiency Graph

