



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



29 Chestnut Garth

Offers Over £190,000

Burton Pidsea, HU12 9DA



Beautifully presented three bedroom semi-detached house located within this highly sought after village, modernised and improved to a high standard of finish throughout ready for a new owner to move straight into and enjoy. Ideally suited for a family, the well laid out accommodation comprises: entrance hall, open plan lounge diner, fitted kitchen, contemporary 4 piece bathroom suite, two double bedrooms and a good size single bedroom, outside is a private side driveway and garage for parking, decorative front garden and an enclosed rear garden laid to lawn with decked area with pergola, perfect for entertaining. This lovely home must be viewed to be fully appreciated, call our office to arrange an appointment.





Hallway

A uPVC door opens into the hallway with stairs to the first floor landing and built-in storage cupboards.

Lounge Diner 22'3" x 13'1" (6.80 x 4.00)

Spacious open plan living room with a uPVC window to the front elevation and patio doors leading out to the rear garden. With a central fireplace housing a gas fire.

Kitchen 9'8" x 8'6" (2.95 x 2.60)

Contemporary fitted kitchen housing a stainless steel sink, electric hob, built-in oven and extraction hood, space for a fridge freezer and plumbing for a washing machine. With tiled flooring throughout and a rear facing uPVC window and door to the garden.

Landing

Stairs lead onto the landing with access to all first floor rooms and a side facing uPVC window.

Bedroom One 12'1" x 9'4" (3.70 x 2.85)

Spacious double bedroom with a front facing uPVC window.

Bedroom Two 12'1" x 9'10" (3.70 x 3.00)

Rear facing double bedroom with uPVC window.

Bedroom Three 10'2" x 8'10" (3.10 x 2.70)

Single bedroom with laminate flooring and a uPVC window to the front elevation.

Bathroom 10'5" x 5'6" (3.20 x 1.70)

Stylish four piece suite bathroom comprising of a large walk-in shower, sunken tiled sided bath and a vanity unit housing the basin and WC. With tiled flooring and wall tiles and a uPVC window.

Garden & Garage

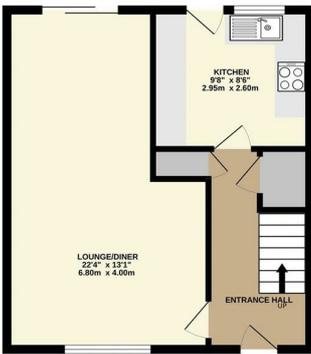
To the front of the property is a laid to lawn garden with a side driveway providing off street

parking along with access to a brick-built garage with an electric roller garage door. To the rear is a laid to lawn garden with paved patio area, raised borders and a decked seating area under a pergola, enclosed by fenced boundaries and with a gate from the driveway.

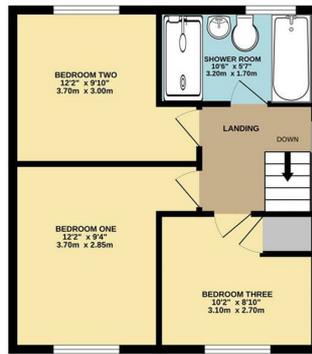
Agent Note

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 cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency 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			
(69-80) C		72	85
(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.

The property is connected to mains drainage and mains gas services.

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.

