



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 20 High Street

£75,000

Patrington, HU12 0RE



End of terrace cottage centrally located within this well regarded village, just a short stroll from the shops, doctors and nearby church, offered to the market with no onward chain involved to help facilitate a smooth sale, with uPVC glazing and gas central heating in place the accommodation comprises: open plan lounge diner, rear kitchen and uPVC rear porch, first floor double bedroom, study/box room and bathroom, with a fixed staircase to the boarded loft space, externally is a garden at the rear with patio and storage shed. Although this property would benefit from some modernisation in areas it offers an affordable options for any buyers on a limited budget looking to move to this highly sought after village and would be a great starter home for a young couple looking for a property they can finish to their own tastes. Available to view via appointment only, contact our office to arrange this.





**Lounge Diner 20'11" x 10'9" (6.40 x 3.30)**

A uPVC door opens into an open plan living room, with stairs leading to the first floor landing, two radiators, an open fireplace and a further fireplace with gas fire, front facing uPVC window and uPVC patio doors to the rear porch.

**Kitchen 15'3" x 6'6" max (4.65 x 2.00 max)**

Pine fitted kitchen units with matching veneer wall panelling, contrasting white worktops and tiled splash backs, with a composite sink and drainer with mixer tap, space for a free standing cooker, plumbing for a washing machine and space for a vertical fridge freezer. With a radiator, rear facing uPVC window and an internal door and windows to the rear porch.

**Rear Porch 15'7" x 5'1" max (4.75 x 1.55 max)**

Of uPVC construction under a lean-to roof with tiled flooring and doors to the rear garden.

**Landing**

Stairs lead onto the landing with a radiator and a fixed staircase to the loft space.

**Bedroom One 10'5" x 10'9" (3.20 x 3.30)**

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

**Study 7'2" x 5'2" (2.20 x 1.60)**

With a rear facing uPVC window, radiator and built-in cupboard over the stairs.

**Bathroom 4'11" x 5'6" (1.50 x 1.70)**

White bathroom suite comprising of a bath with mixer shower and glass screen, pedestal basin and WC, with tiled walls, radiator and uPVC window.

**Loft Space 14'1" x 10'5" (4.30 x 3.20)**

Boarded loft space with a velux window and gable end window. There are no building regulation approval for this loft conversion, however the owner informs us it was converted prior to his ownership since 1995.

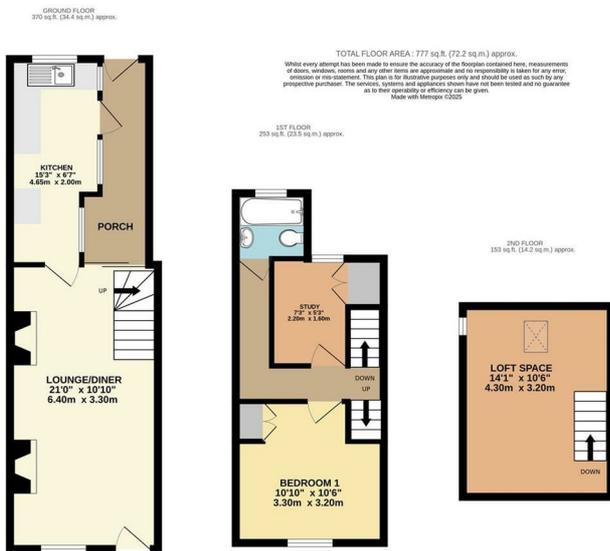
**Garden**

A shared pathway leads down the side of the property and provides a right of way for the neighbouring properties. A gate opens through to a fenced off section of garden with a paved patio area and wooden storage shed.

**Agent Note**

Parking: There is no off street parking 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.

We understand part of the kitchen to be a single brick extension. There is planning approval to build three properties on the vacant land to the rear of the property.



**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		77
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band A.

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.

