



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 24 Oak Avenue

Offers Over £160,000

WITHERNSEA, HU19 2PE



### LOOKING TO RETIRE BY THE COAST?

Located at the popular south end of the town is this sought after road is this pleasant semi-detached bungalow with a superb landscaped rear garden that has been lovingly maintained over the years and has an added benefit of having a sea view at the bottom. With modern conveniences such as double glazing and gas central heating in place and extended to the rear with a utility/conservatory room. The current owners have upgraded and improved the property to include a new kitchen and bathroom. Briefly comprising a side entrance hall, two bedrooms, lounge diner, shower room, fitted kitchen, rear conservatory/utility room, to the rear is a landscaped garden with a garage, two sheds and driveway to the front providing off street parking. The property also has a loft ladder giving access to a first floor loft space for useable storage space. Beautifully presented throughout, we expect a high level of interest, so early viewing is recommended.





### Entrance Hall

A uPVC side entrance door opens into the hallway with laminate flooring and a radiator. A built-in shelved cupboard offers plenty of useful storage space.

### Lounge 15'3" x 10'11" (4.65 x 3.35)

Good size living room with a uPVC bow window to the front aspect, radiator and a focal fireplace with gas fire

### Shower Room 5'4" x 6'2" (1.65 x 1.90)

Re-fitted shower room in a contemporary style with a high gloss vanity unit offering storage space and incorporating a basin and concealed cistern WC. With a quadrant shower cubicle with a mains fed dual headed shower, vinyl flooring, radiator, extraction fan and an obscured glass uPVC window.

### Bedroom One 15'5" x 9'10" (4.70 x 3.00)

Large rear facing double bedroom with uPVC window to the conservatory and a radiator.

### Bedroom Two 10'4" x 9'0" (3.15 x 2.75)

Front facing bedroom currently used as a dining room with a uPVC window to the front aspect, radiator and laminate flooring.

### Kitchen 8'10" x 9'10" (2.70 x 3.00)

Re-fitted kitchen with modern base and wall units complementing work surfaces, tiled splash backs and a composite sink with drainer and mixer tap.

### Utility/Conservatory 18'6" x 8'2" narrowing to 5'2" (5.65 x 2.50 narrowing to 1.60m)

5.65m x 2.50m narrowing to 1.6m (18' 6" x 8' 2")

### Loft Space 9'10" x 7'2" (3.00 x 2.20)

Boarded loft space with a uPVC window to the gable end and housing the gas combi-boiler (5 years old with a 10 year warranty in place).

### Garage

Brick built garage with an up and over door and a personal door to the garden.

### Garden

To the front of the property is a low maintenance gravelled garden with planted borders and a low walled boundary, leading down the side of the property is a hard standing driveway providing off street parking and access to the garage. A gate leads through to a large rear garden, mostly laid to lawn and with a block paved patio area adjoining the conservatory, well stocked flower beds and borders and enclosed by fenced boundaries with views of the sea from the bottom of the garden. Included is a wooden shed and a further wooden summerhouse with decked terrace.

GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.

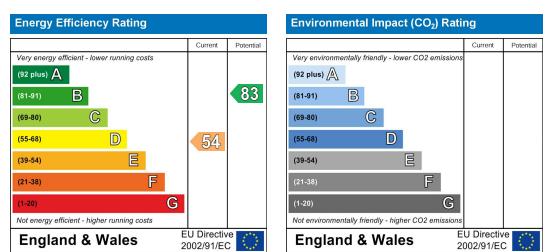


Council Tax band: C Tenure: Freehold

### Directions:

### Area Map

### Energy Efficiency Graph



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