



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



68 Carrs Meadow

WITHERNSEA, HU19 2ER

Offers Over £135,000



Offered to the market with no chain is this well presented two bedroom end of terrace bungalow, located on the popular Persimmon development, to the western edge of the town centre and providing a turnkey opportunity for any buyer looking for a low maintenance bungalow that is ready to move straight into. This modern property briefly comprises: hallway, lounge/diner, fitted kitchen, two bedrooms and a bathroom, with a driveway providing off street parking and to the rear is an enclosed laid to lawn garden. This bungalow offers a great opportunity for any buyer looking to retire to the area and is available to view via appointment only, contact us today to arrange this.





Hall

A uPVC glazed side entrance door opens into the hallway with a radiator and loft access.

Kitchen 10'5" x 7'6" (3.20 x 2.30)

White gloss fitted kitchen with complimenting grey worktops over and a 1.25 stainless steel sink and drainer with mixer tap, electric oven with a gas hob and extraction fan over, plumbing for a washing machine, fitted cupboard housing the hot water cylinder and the gas central heating boiler, spot lights to the ceiling heater and a uPVC window to the front aspect.

Lounge Diner 17'8" x 9'10" (5.40 x 3.00)

Good size living room with a uPVC window to the front aspect and two radiators.

Bathroom 6'6" x 5'6" (2.00 x 1.70)

Fitted with a three piece suite comprised of a panelled bath with mains shower attachment

and glass screen, pedestal wash hand basin and low level WC. Vinyl flooring, inset spot lights, radiator and an obscured glazed uPVC window.

Bedroom One 13'1" x 8'10" (4.00 x 2.70)

Double bedroom with a uPVC window to the rear aspect and radiator.

Bedroom Two 9'10" x 8'10" (3.00 x 2.70)

Second double bedroom with a uPVC window to the rear aspect and radiator.

Garden

To the front is an open aspect grassed garden with a hard standing drive providing off street parking space for one car, a pathway leads down the side of the property with a gate opening through to the rear garden (please note this pathway is shared with the neighbouring property, the pathway continues via a gate and leads beside and behind the garden of this

property to provide the neighbour with rear access to their garden).

To the rear of the property is a laid to lawn garden with a paved patio area, timber shed and fenced boundaries.

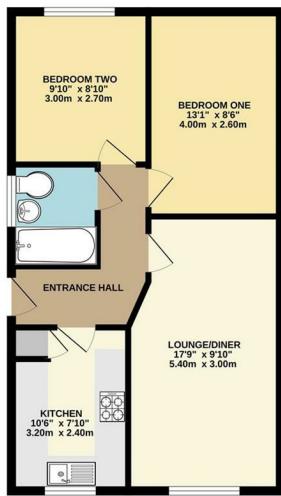
Agent Note

Parking: off street parking is available with this property.

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

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.

GROUND FLOOR
537 sq ft. (49.9 sq.m.) approx.

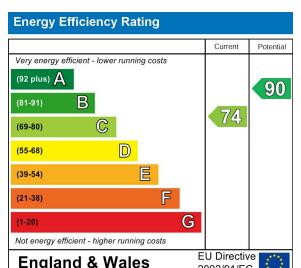


TOTAL FLOOR AREA: 537 sq ft (49.9 sq.m.) approx.
Whilst every care has been taken to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and we do not accept any responsibility to correct any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. Please note that these floor plans are for illustrative purposes only and should not be relied upon as an accurate description of the property.



Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

The property is connected to mains gas and mains drainage.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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