



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



42 Louville Avenue

£185,000

Withernsea, HU19 2PB



THREE BEDROOM SEMI-DETACHED BUNGALOW WITH A REAR SEA VIEW!

Spacious dormer bungalow located at the south end of the town, less than 100 metres from the South Promenade with access down onto beach, enjoying first floor sea views and with a south facing garden to the rear. With uPVC glazing and gas central heating throughout the property comprises: kitchen diner, lounge, conservatory, hallway, ground floor bedroom and bathroom, to the first floor are two further bedrooms and a WC. Outside the property enjoys mature planted gardens to the front and rear, along with a hard standing side driveway leading to the garage for off street parking. Properties in this location are always sought after and we recommend an early viewing to avoid disappointment.





Kitchen Diner 18'4" x 8'6" (5.60 x 2.60)

Well appointed kitchen diner fitted with a range of wooden base and wall units in a shaker style with a matching back lit display cabinet. With a 1.5 bowl stainless steel sink with drainer and mixer tap, free standing cooker with extraction hood, plumbing for a washing machine and space for a vertical fridge and freezer. Tiled effect laminate flooring, radiator, extraction fan, side and rear facing uPVC windows and a uPVC stable door from the side driveway.

Lounge 15'5" x 11'9" (4.70 x 3.60)

With glazed double doors creating an open plan layout to the kitchen, patio doors to the rear conservatory, a fireplace housing a modern electric fire, laminate flooring and radiator.

Conservatory 7'10" x 10'4" (2.40 x 3.20)

Lean-to uPVC conservatory with tiled flooring, radiator and a door to the rear garden.

Hallway

Currently used as a home office space with a uPVC window to the front aspect, built-in storage

cupboards to one wall, radiator and stairs rising to the first floor landing with metal spindles.

Shower Room 7'10" x 5'6" (2.40 x 1.70)

Ground floor shower room fitted with a three piece suite comprising of a large shower cubicle with electric shower unit, vanity basin with cabinet below and a close coupled WC. Tiled splash walls, vinyl flooring, radiator and an obscured glass uPVC window.

Bedroom Three 11'5" x 8'10" (3.50 x 2.70)

Ground floor bedroom with a front facing uPVC window and radiator.

Landing/WC

Stairs rise onto a large landing area with a velux window and radiator. Off the landing is a first floor WC with basin and radiator.

Bedroom One 11'3" x 11'11" (3.45 x 3.65)

Double bedroom with a rear facing uPVC window with a sea view, fitted wardrobes to one wall and a radiator.

Bedroom Two 16'0" x 8'10" (4.90 x 2.70)

Second double bedroom with a side facing uPVC window, further velux window and radiator.

Garden

A hard standing driveway leads down the side of the property to the garage and provides off street parking. To the front is a gravelled garden with mature border plants and a low walled boundary.

A pedestrian gate opens through into a South facing garden at the rear, filled with plenty of mature plants and flowers of a wide variety, enclosed to all sides by a mixture of fenced and walled boundaries with a greenhouse, pergola and small pond.

Garage

Brick built garage with a set of double doors facing the driveway.

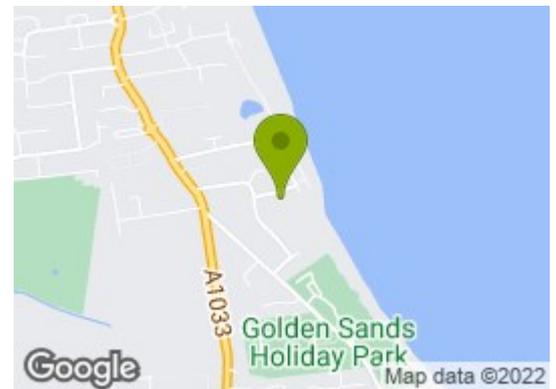


Council Tax band:B Tenure: Freehold

Directions: From our office head south on Queen Street, through the traffic lights and continue past Tesco, turn left onto Louville Avenue and follow the road left towards the sea front where this property is near the end on the right hand side.

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 or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

