



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 357 Queen Street

£103,000

Withernsea, HU19 2NT



A charming and beautifully presented two bedroom end terrace cottage, thoughtfully updated by the current owner to create a home that is ready to move straight into and be enjoyed.

Ideally positioned within easy reach of local amenities, the beach and everyday conveniences including Tesco, the property is perfectly suited to a wide range of purchasers. Whether you are a first time buyer stepping onto the property ladder, a buyer searching for a low maintenance lock up and leave coastal retreat, or a single occupant or couple looking for a well located and manageable home, this cottage offers excellent versatility. The low maintenance rear garden provides private outdoor space without the burden of ongoing upkeep.

Well proportioned for its style and setting, and offering a pleasant internal flow throughout, this attractive home represents a rare opportunity in such a convenient coastal location. Early viewing is strongly recommended to fully appreciate the presentation, charm and lifestyle on offer.





The property is approached via a front driveway, a shared side pathway leads through to the rear, opening into a hard standing courtyard style garden designed for ease of maintenance. The neighbouring property benefits from a pedestrian right of way across the rear, typical of homes of this style.

Entering via a useful front entrance porch, the door opens into the lounge – a welcoming and well proportioned space with a west facing window allowing plenty of natural light. An open plan spindled staircase rises to the first floor landing, adding character and charm to the room.

From the lounge, access leads through to the kitchen diner positioned across the rear of the property. Tastefully fitted with modern, stylish kitchen units with complementing splash back tiles and a built-in oven and gas hob, along with space for under counter white goods. The space offers ample room for a table and chairs, creating a practical and sociable area for

everyday living.

To the first floor, the landing gives access to two bedrooms. Bedroom one is of a good size and benefits from useful hanging space for storage, while the second bedroom enjoys partial sea views to the rear. A well appointed shower room completes the accommodation.

A delightful and well maintained home offering comfort, convenience and character in equal measure – viewing is highly recommended.

### Hall

**Lounge 15'1" x 11'9" (4.60 x 3.60)**

**Kitchen 15'1" x 7'10" (4.60 x 2.40)**

### Landing

**Bedroom 1 15'1" x 11'9" (4.60 x 3.60)**

**Bedroom 2 9'4" x 7'10" (2.87 x 2.40)**

**Shower Room 5'6" x 5'1" (1.70 x 1.55)**

### Agent Note

**Parking:** no off street parking is available with this property.

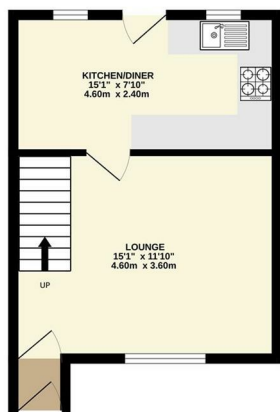
**Heating & Hot Water:** both are provided by a gas fired boiler.

**Mobile & Broadband:** we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

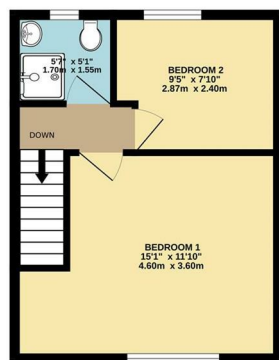
Council tax band A.

The property is connected to mains gas and mains sewerage.

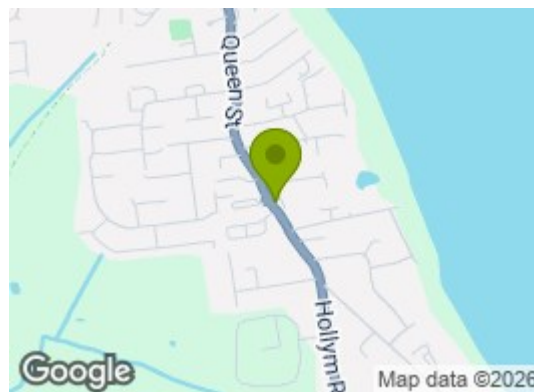
GROUND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.  
Made with Memento 12/2020



### Energy Efficiency Graph

**Tenure: Freehold**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87 69
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.

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