



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



51 Southside

Patrington, HU12 0RN

Asking Price £200,000



Nestled in the sought after area of Southside in the village of Patrington, is this good size detached true bungalow, currently set out as two bedrooms and two reception rooms but with possibility of using the second reception room as a third bedroom if desired, providing plenty of being flexible living accommodation all across one level. Facing out over open fields to the front and remaining just a short walk into the village centre which boasts a variety of shops, cafes and other amenities on hand such as the doctors surgery and the cricket pitch, making the village a wonderful place to call home for those seeking a peaceful retirement retreat. Offered to the market with vacant possession and no chain involved the accommodation comprises: porch/hallway, two double bedrooms, bathroom, lounge (optional third bedroom), dining room, kitchen with walk-in store room and a conservatory, outside are wrap around gardens screened by mature hedges and with a rear garage and driveway for off street parking. With a mixture of wooden frame and uPVC glazing and with gas central heating in place. Probate is still outstanding for this property.





Porch/Hallway

An internal porch gives access to the central hallway.

Lounge/Bedroom Three 12'11" x 11'11" - excluding bay (3.95 x 3.65 - excluding bay)

Previously used as a living room but offering use as a third bedroom if required, with a front facing bay window and fireplace.

Dining Room 14'3" x 11'11" - max (4.35 x 3.65 - max)

Rear facing reception room leading onto the kitchen with a rear facing window and fireplace.

Kitchen 13'11" x 7'6" (4.25 x 2.30)

With cream fitted units housing an electric oven and hob, 1.5 stainless steel sink and drainer and a side facing window. Access leads through to a rear store room (1.75m x 2.40m).

Conservatory 8'6" x 7'6" (2.60 x 2.30)

Lean-to conservatory housing the gas fired boiler.

Bathroom 7'0" x 7'10" (2.15 x 2.40)

With a vanity unit housing a sink and WC, a bath with mixer shower and glass splash screen and a rear facing window.

Bedroom One 12'5" x 11'11" - excluding bay (3.80 x 3.65 - excluding bay)

Double bedroom with fitted storage and a front facing bay window.

Bedroom Two 10'9" x 10'4" - min (3.30 x 3.15 - min)

Rear facing double bedroom with window.

Garden

Corner plot screened by mature hedges, with a laid to lawn front garden leading to a gravelled side garden with a hard standing garage at the rear for off street parking and a pre-fab garage with further garden area behind this.

Agent Note

Parking: off street parking is available with this property.

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

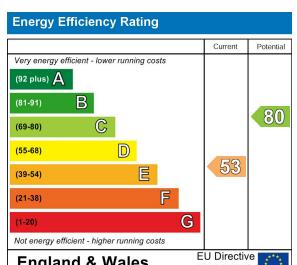
Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

This property is a probate sale and at the time of marketing probate is still outstanding for this property.



Energy Efficiency Graph

Tenure: Freehold



Council tax band C.

The property is connected to mains gas and mains drainage 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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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