



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 8 Heather Avenue

Withernsea, HU19 2DE

Offers In The Region Of  
£130,000



Situated on a modern development on the edge of the town, this stylish and energy efficient two bedroom semi detached home is beautifully presented throughout and ready to move straight into. Finished to a high standard, the property features a contemporary slate grey fitted kitchen with French doors opening onto a landscaped, West facing rear garden. A particular highlight is the large summerhouse, complete with power supply, offering excellent flexibility as a home office, gym, hobby room or garden bar for entertaining. With a side driveway providing ample off street parking and well proportioned accommodation, this attractive home will appeal to first time buyers, young couples or those seeking a modern, low maintenance lifestyle.







The side driveway provides off street parking for two vehicles, with gates opening into the enclosed, West facing rear garden which is landscaped for ease of maintenance. A paved patio area sits directly outside the property, ideal for outdoor dining, with steps leading up to a laid to lawn garden where the summerhouse is positioned, benefiting from power and offering versatile additional space. Stepping into the property, the entrance hallway provides access to a ground floor WC and staircase rising to the first floor landing. The front facing living room is well presented and includes a useful under stairs storage cupboard. To the rear, the kitchen diner spans the width of the property and is fitted with modern grey units, a built in oven and hob, breakfast bar, and French doors that open directly onto the garden, creating an excellent space for everyday living and entertaining. To the first floor are two well proportioned bedrooms and a bathroom, completing the accommodation.

**Lounge 13'11" x 10'0" (4.25m x 3.05m)**

**Kitchen/ Diner 13'4" x 7'11" (4.07m x 2.42m)**

**WC 5'1" x 2'11" (1.55m x 0.90m)**

**Bathroom 6'2" x 2'11" (1.9m x 0.9m)**

**Bedroom 1 13'4" x 9'1" (4.08m x 2.79m)**

**Bedroom 2 13'3" x 6'2" (4.05m x 1.9m)**

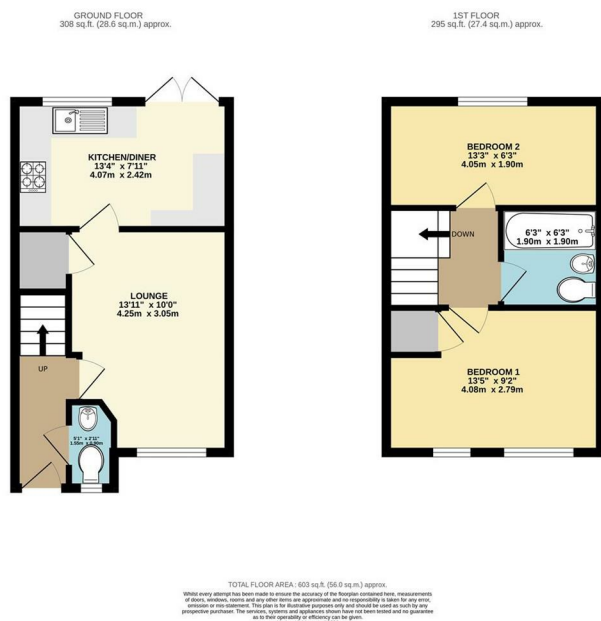
**Garden**

### AGENT NOTES

**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 premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



### Energy Efficiency Graph

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			91
(81-91) <b>B</b>		78	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band B.

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