



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 37 Southcliff Road

£69,999

Withernsea, HU19 2HU



Property Address: 37 Southcliff Road Withernsea HU19 2HU

Agents Address: Goodwin Fox

Agents Telephone Number: 01964 611281

An investment opportunity to acquire a two bedroom, freehold, mid terraced house.

The ground floor features two reception rooms, rear lean to kitchen, WC, and direct access to a generous south-facing garden.

The first floor flat offers two bedrooms, one double bedroom, one single bedroom and a bathroom.



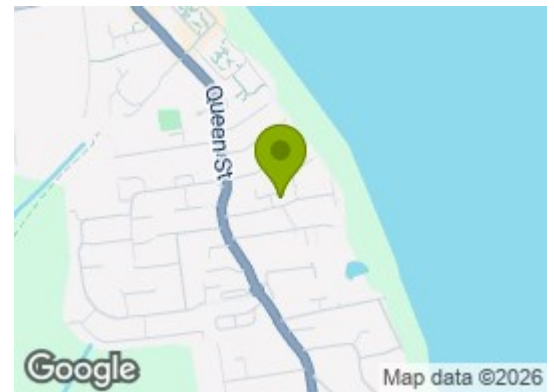


Please be advised this is a corporate sale and as such certain terms and conditions are imposed on us as agents, the property will need to remain fully marketed until exchange of contracts has taken place, any accepted offer will be displayed via a public notice with higher offers invited. A buyer will need to provide proof of funds before an offer can be passed forwards and there will be certain timescales set by the selling company, these include a 14 day exchange of contracts/completion deadline for cash buyers (extended to 28days for purchasers with a mortgage). The property is sold as seen with no warranties or guarantees, with the working conditions of any services or appliances within the property unknown and untested.

and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker. Council tax: council tax band A.

**Agent Note**

Parking: on street parking.  
 Heating & Hot Water: believed to be gas central heating but not tested.  
 Mobile & Broadband: we understand mobile



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

