



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



5 Butchers Place

£65,000

Withernsea, HU19 2BL



We are pleased to offer this low maintenance one bedroom end terrace bungalow, built in recent times and conveniently located very close to the town centre offering easy access to shops and amenities. Situated on a small pedestrianised row of terrace bungalows just off Railway Crescent in the town centre. The accommodation is compact but well thought out and comprises: modern fitted kitchen with open plan living room which leads through into a bedroom and a shower room. With uPVC double glazing and gas central heating throughout.





**Open Lounge/Kitchen 19'9" x 10'9" (lounge)
8'9" (kitchen) (6.02m x 3.28m (lounge) 2.69m
(kitchen))**

Bedroom 12'0" x 7'3" (3.68m x 2.22m)

Bathroom 6'5" x 5'4" (1.97m x 1.64m)

Agent Note

Parking: no parking available.

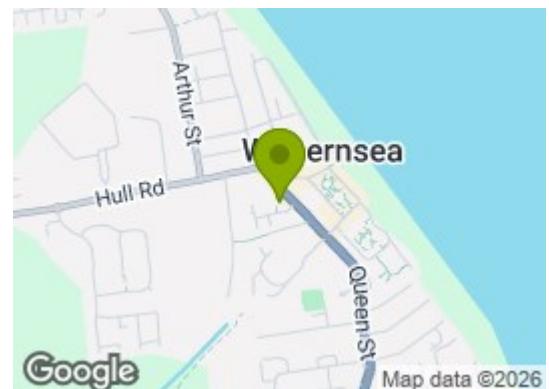
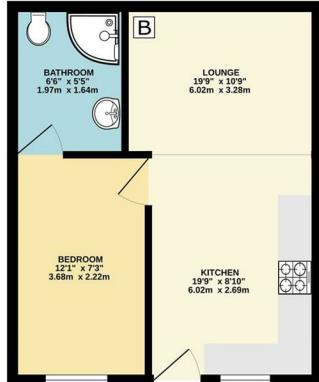
Heating & Hot Water: both are provided by a gas fired boiler.

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 drainage.

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96	
(81-91)	B	76	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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