



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



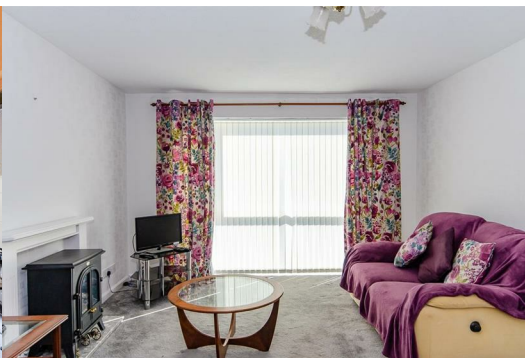
## 54 Beaconsfield

£140,000

WITHERNSEA, HU19 2EP



Two bedroom detached true bungalow with garage, located in a popular area and offered to the market with no onward chain. This lovely property has well established gardens to the front and rear and would be perfect for any green fingered retiree looking to downsize to the area. The property briefly comprises: hallway, fitted kitchen, lounge/diner, bathroom, double bedroom with fitted storage, second bedroom and conservatory to the rear, outside is a private gated driveway for parking, brick built garage and mature gardens with well established plants and flowers. With uPVC glazing in place and a blown air heating system. Detached bungalows in this area rarely available and are always in demand so we recommend an early viewing to avoid disappointment.





## Hall

UPVC side entrance door opens into a central hallway with a built-in cupboard housing the blown air heating system.

## Kitchen 9'0" x 8'10" (2.75 x 2.7)

Wrap around kitchen units with dark wood fronts and black work surfaces, stainless steel sink and drainer with mixer tap, built-in electric double oven and gas hob, space and plumbing for a washing machine, dishwasher and space for an under counter fridge and freezer. Tiled walls, uPVC front facing window and a gas fired wall mounted water heater.

## Bathroom 6'6" x 5'4" (2 x 1.65)

Three piece fitted bathroom suite comprising panelled bath with electric shower above, low level WC and pedestal wash hand basin. Tiled walls, vinyl flooring and an obscured glazed uPVC window.

## Lounge Diner 17'2" x 11'11" (5.25 x 3.65)

Good size living room with a decorative fireplace with electric stove and a floor to ceiling uPVC window to the front aspect providing plenty of natural lighting.

## Bedroom One 13'5" x 9'10" (4.1 x 3)

Double bedroom with a range of fitted furniture including wardrobes and bed surround storage and drawers. UPVC window facing the conservatory.

## Bedroom Two 9'10" x 8'10" (3 x 2.7)

Sliding patio doors leading through to the rear conservatory, side facing uPVC window and a built-in wardrobe.

## Conservatory 7'6" x 18'0" (2.3 x 5.5)

UPVC construction under a poly carbonate roof with dwarf wall and French doors opening to the rear garden.

## Garden

The front of the property is set back from the roadside via a mature garden, laid to lawn with well stocked flowerbeds, rose bushes and planted borders, fully enclosed by fenced/walled boundaries and a gated hard standing driveway continues down the side of the property and provides off street parking for multiple cars. Pedestrian access leads down the opposite side of the property through to the rear garden.

To the rear is a well established garden, mostly paved with plenty of well mature flowerbeds, a small feature pond, greenhouse and enclosed and screened by close boarded fencing to all sides for added privacy.

## Garage

Brick built garage with an up and over vehicular door and pedestrian door to the rear garden.



TOTAL APPROX. FLOOR AREA 775 SQ.FT. (72.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given.  
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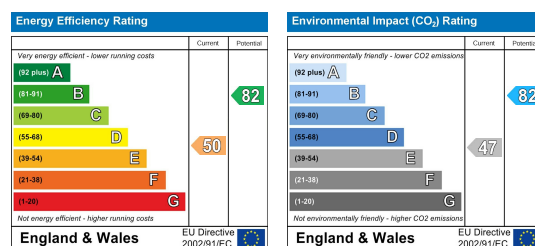
Council Tax band:B

**Directions:** From our office head south on Queen Street, turn left onto Hull Road and continue past the lighthouse, turn left onto Carrs Meadow then left again onto Beaconsfield.

## Area Map



## Energy Efficiency Graph



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