



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 10 Eastgate

£150,000

Patrington, HU12 0RG



Nestled in the charming village of Patrington, this delightful two bedroom end-of-terrace bungalow offers a perfect blend of comfort and style. The bungalow boasts a high standard of finish throughout, ensuring a modern and inviting atmosphere and is ready for a new owner to move straight into and enjoy. With a contemporary shower room, a modern fitted kitchen and with uPVC glazing and gas central heating throughout.

One of the standout features of this home is its south-facing rear garden, which provides an abundance of natural light and a lovely outdoor space to enjoy. Whether you wish to cultivate a garden or simply relax in the sun, this area is sure to enhance your living experience. With the garden being enclosed to all sides to make it secure for pets.

Situated in a desirable village location, this bungalow is particularly suited for retirees or anyone looking for a peaceful lifestyle. Properties of this nature are rarely available, making this an exceptional opportunity for prospective buyers that is not to be missed!





The property is set back from the roadside via a laid to lawn front garden and decorative boundary wall, with two hand gates providing access to the front entrance door and a further side pathway which leads through to a good size south facing garden at the rear enjoying the full sun all day, with a variety of well established plants, brick paved patio area, useful storage shed and being enclosed to all sides by fenced boundaries. A uPVC door opens to an internal entrance porch and a lobby opens through into a good size living room, this continues to a central hallway with access leading off to a modern shower room, fitted kitchen and two bedrooms both with fitted/built-in storage.

**Porch/Entrance Lobby**

**Lounge 12'3" x 11'11" (3.75 x 3.65)**

**Kitchen 13'5" x 8'10" (4.10 x 2.70)**

**Shower Room 5'2" x 6'2" (1.60 x 1.90)**

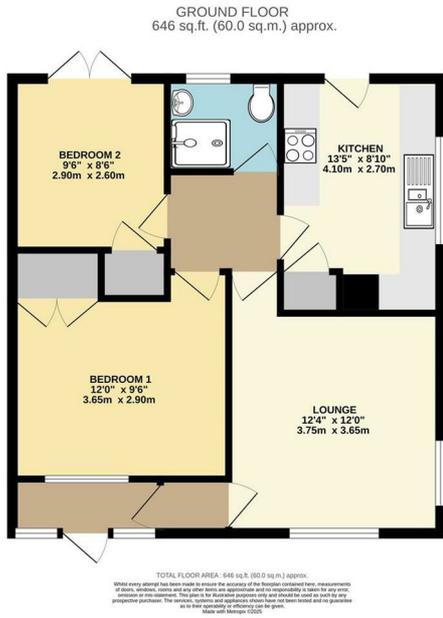
**Bedroom One 9'6" x 11'11" (2.90 x 3.65)**

**Bedroom Two 9'6" x 8'6" (2.90 x 2.60)**

**Garden**

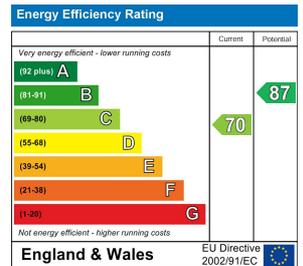
**Agent Note**

**Parking:** there is no off street parking 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.  
 Council tax band A.  
 Services include mains gas and mains drainage.



**Energy Efficiency Graph**

**Tenure: Freehold**



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