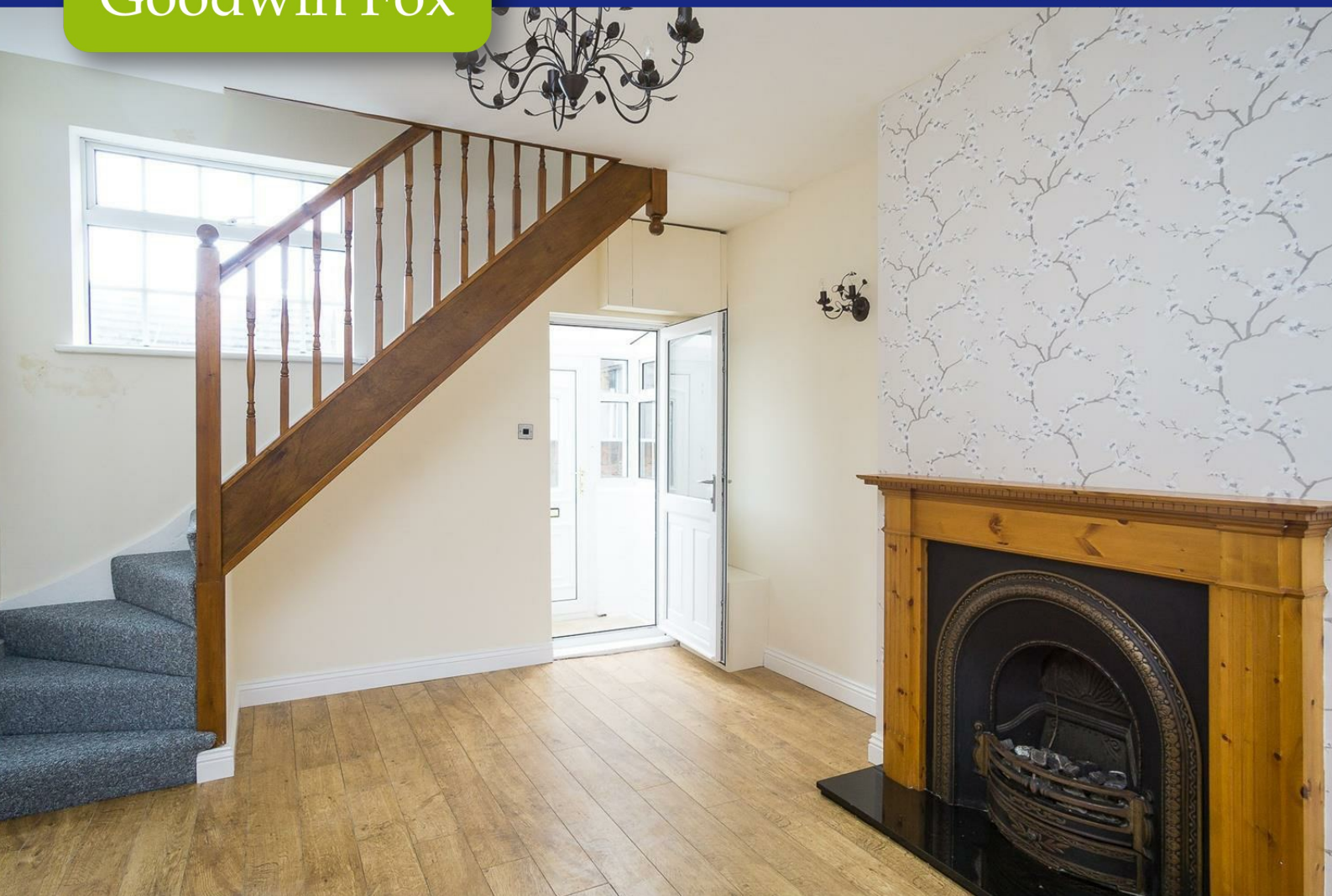




Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 4 Thompsons Cottages

£600 Per Month

WITHERNSEA, HU19 2JB



This beautifully presented two bedroom terrace cottage, tucked away on a pedestrianized cut through off Princes Avenue with no passing traffic and within a short walk to the sea front and Tesco Supermarket features UPVC glazing and gas central heating. This three storey property comprises: entrance porch, lounge, fitted kitchen, first floor bedroom and house bathroom and a second floor master bedroom, outside is a small decked patio area with security gate. This cosy property would be ideal for a single person or a couple.





### Entrance Porch 318'3" x 597'1" (97 x 182)

0.97m x 1.82m (3' 2" x 6' ) Upvc storm porch with upvc door and windows to 3 sides. Leads into lounge

### Lounge (Reception) 1437'0" x 1164'8" (438 x 355)

4.38m x 3.55m (14' 4" x 11' 8") at widest points narrowing to open plan stairs. Door in from the porch, laminate floor and radiator. Black ceiling light fitting and matching wall lights. Wood fire surround and black back and earth. Cupboard housing the fuse box and gas meter.

### Kitchen 1125'4" x 672'7" (343 x 205)

3.43m x 2.05m (11' 3" x 6' 9") Upvc window and back door. Tiled flooring, chrome ceiling spot lights and radiator. A good range of base units with a built in oven and hob, extractor fan and space for a free-standing fridge freezer. Work tops and tiled splash backs.

### Landing/stairs

Stairs lead onto the landing and continue to the second floor master bedroom.

### Bedroom 2 928'6" x 721'9" (283 x 220)

2.83m x 2.20m (9' 3" x 7' 3") With a upvc window, radiator and ceiling spot lights.

### Bathroom 1148'4" x 675'10" (350 x 206)

3.50m x 2.06m (11' 6" x 6' 9") Three piece suite in white comprising of low level WC, pedestal wash hand basin and panelled bath with shower attachment off the taps. Obscured glazed uPVC window, tiled flooring, spot lights and central heating radiator.

### Bedroom 1 1063'0" x 1453'5" (324 x 443)

4.43m x 3.24m (14' 6" x 10' 8") Second floor bedroom with a uPVC window, spot lights and central heating radiator.

### Garden

To the rear of the property is a small enclosed decked area.

### Services

Services include mains drainage, gas and electric.

### Parking

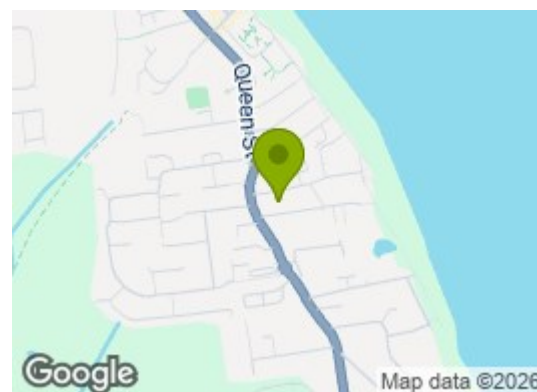
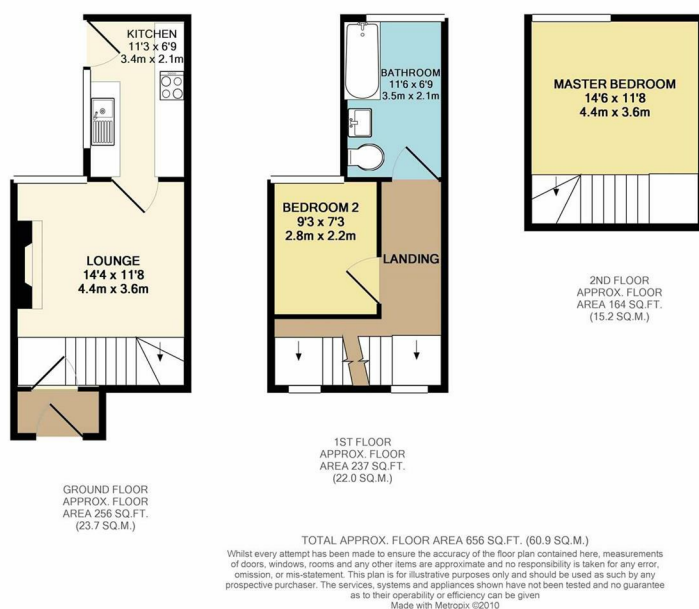
No off street parking available. Parking on Princes Avenue - no permit required.

### Mobile & broadband

Mobile & broadband are available. For more information on speeds, providers and mobile coverage, please visit Ofcom checker.

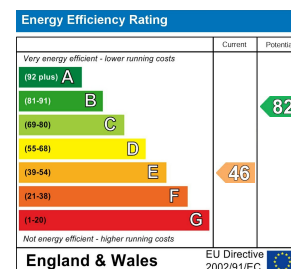
### Heating

Hot water & central heating via gas fired boiler.



## Energy Efficiency Graph

### Tenure:



Mains gas, electricity and drainage are connected although these have not been tested by the agent. The property is not on a water meter.

Council tax is payable to the East Riding of Yorkshire Council. Internet enquires have shown this property is on Band A.

Thompson Cottages are located off the bottom of Princes Avenue. Head south on Queen Street, Princes Avenue is located on the left just after the pedestrian crossing.

Thompson Cottages are on the left hand side, just after Saffron court. The property is accessed via footpaths to both the front and rear.

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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | [www.goodwinfox.com](http://www.goodwinfox.com)

[rent@goodwinfox.com](mailto:rent@goodwinfox.com) | [rent@goodwinfox.com](mailto:rent@goodwinfox.com)

