



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



15 Queen Street

Offers Over £123,000

WITHERNSEA, HU19 2AR



Situated just a stone's throw from the seafront, this three bedroom mid terrace house offers an excellent opportunity to enjoy coastal living, with the beach only moments from your front door. Whether you're looking for a low maintenance holiday home, buy to let investment or a permanent residence by the sea, this well presented property is ready for a new owner to move straight into.

The accommodation is neutrally decorated throughout and offered with vacant possession and no onward chain, making it an appealing choice for buyers looking for a straightforward purchase. The ground floor offers an open plan lounge diner, creating a comfortable and sociable living space, with a fitted kitchen positioned to the rear.

Upstairs, there are three bedrooms complemented by a family bathroom, with the rear bedroom enjoying views towards the sea, providing a reminder of the property's enviable coastal location.

Outside, the enclosed courtyard garden has been designed with low maintenance in mind, offering an ideal space to sit out and enjoy the fresh sea air. With the promenade, beach and local amenities all within easy walking distance, this is a property perfectly suited to those seeking an easy-to-maintain home by the coast.





Entering through the front door, the hallway provides access to the ground floor accommodation, with stairs rising to the first floor landing.

To the front of the property is the lounge, featuring a central fireplace and opening through to the dining room at the rear, creating a bright and sociable reception space. The dining room can also be accessed directly from the hallway.

Leading through to the rear, the galley kitchen is fitted with an electric oven and hob and provides access out to the rear courtyard.

The courtyard garden is fully enclosed by brick walls and finished with brick paving for ease of maintenance. Offering ample space for outdoor seating and potted plants, it provides a pleasant outdoor retreat. A gate to the rear opens onto a shared passageway leading back to the roadside.

To the first floor, the central landing gives access to three bedrooms, with the rear bedroom

enjoying views towards the sea. Completing the accommodation is a well proportioned bathroom fitted with a bath and shower over.

Hall

Lounge 11'3" x 12'11" (3.45 x 3.94)

Dining Room 10'2" x 10'5" (3.11 x 3.19)

Kitchen 13'1" x 6'6" (3.99 x 1.99)

Landing

Bathroom 6'6" x 9'2" max (1.99 x 2.80 max)

Bedroom One 11'2" x 10'4" (3.41 x 3.15)

Bedroom Two 10'2" x 10'6" (3.10 x 3.21)

Bedroom Three 8'3" x 6'9" (2.52 x 2.08)

Garden

Agent Notes

Parking: there is no off street parking available with this property.

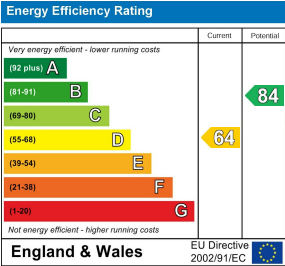
Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



Energy Efficiency Graph

Tenure: Freehold



Council tax band A.

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