



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **14 Heather Avenue, Withernsea, HU19 2DE**

### **£210,000**

Nestled in the charming seaside town of Withernsea, this delightful detached house on Heather Avenue presents an excellent opportunity for family living. With its proximity to well-regarded schools and a variety of local amenities, including supermarkets, restaurants, a leisure centre, and a golf course, this property is ideally situated for both convenience and enjoyment.

Upon entering, you will find a spacious living room that invites relaxation, complemented by a modern kitchen/diner perfect for family meals and entertaining. The ground floor also features a utility room, a comfortable sitting room, and a convenient downstairs WC, ensuring ample space for everyday living.

As you ascend to the first floor, you will discover three generously sized double bedrooms, each offering a peaceful retreat. The master bedroom benefits from an en-suite bathroom, providing a touch of luxury, while a well-appointed family bathroom serves the other two bedrooms.

The property is modern throughout and is ready for you to move in without delay. Off-street parking at the front adds to the convenience, while the generous garden at the rear offers a wonderful outdoor space for children to play or for hosting summer gatherings.

If you have ever dreamed of living beside the seaside, this home is a must-see. Book your viewing today and take the first step towards making this lovely property your new family home.

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **TENURE**

Symonds + Greenham have been informed that this property is Freehold.

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band C.

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

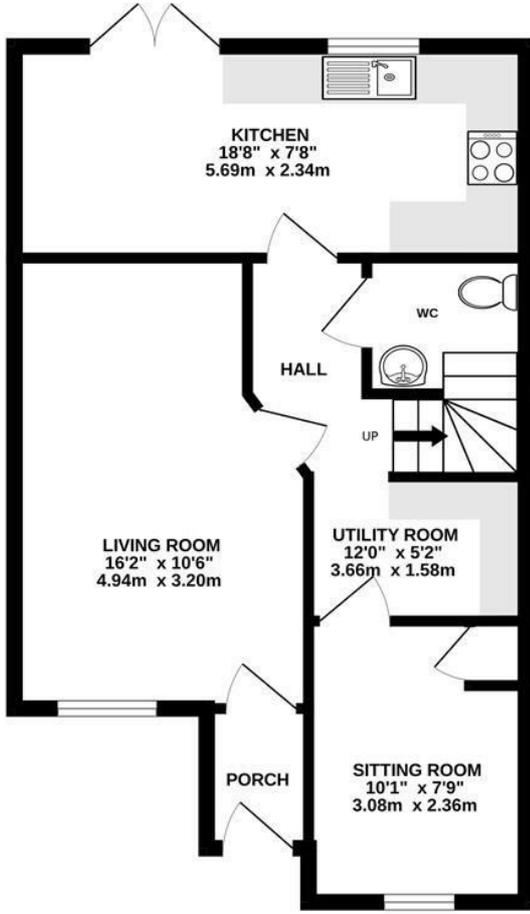
### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

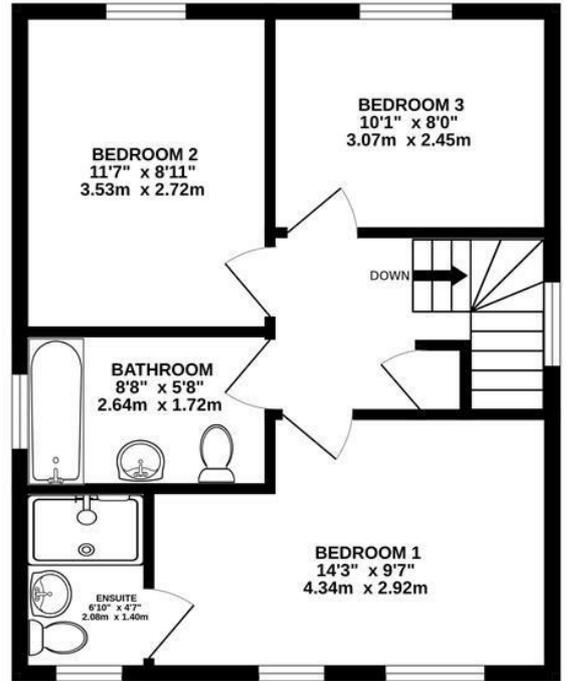
### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 984sq.ft. (91.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

