



16 St. Johns Court, Goole, DN14 6BQ

£135,000

EPC: C

**\*\*NO UPWARD CHAIN\*\*** This well presented mid town house offers two bedroom accommodation and would make an ideal starter home or investment opportunity. The property benefits from an enclosed rear garden and a block paved driveway to the front for two cars. An early viewing is highly recommended.

- **\*\*NO UPWARD CHAIN\*\***
- Well presented mid town house
- Two double bedrooms
- Newly fitted kitchen
- Lounge with uPVC French doors to the rear garden
- Ideal starter home
- Great investment property
- Enclosed rear garden
- Block paved driveway for 2 cars to the front
- Viewing highly recommended

#### DESCRIPTION

This mid town house incorporates gas central heating and uPVC double glazing and offers two bedroom accommodation comprising;

#### KITCHEN

12'6" x 9'2"

uPVC front entrance door. A newly fitted kitchen with modern grey fronts having laminated worktops and matching upstands. The units incorporate a stainless steel single drainer sink, a four ring ceramic hob with an electric oven under and a Cooke & Lewis cooker hood over. Plumbing for an automatic washing machine. Wall mounted gas central heating boiler. One central heating radiator.

#### LOUNGE

12'6" x 14'3"

A white fire surround with a marble inset and hearth housing an electric fire. uPVC French doors lead into the rear garden. Stair way leading to the first floor. Under stairs storage cupboard. Coving to the ceiling. One central heating radiator.

#### LANDING

6'4" x 3'0"

#### BEDROOM ONE

9'3" x 12'5"

The measurements plus the depth of the box bay window to the front elevation. Fitted wardrobes along one wall with sliding doors. One central heating radiator.

#### BEDROOM TWO

13'8" x 10'11" max.

To the rear elevation. Over stairs storage cupboard. Loft access. One central heating radiator.

#### BATHROOM

7'6" x 4'9"

A white suite comprising a bath with a shower fitment to the bath taps, a wash hand basin and a low flush WC. Tiled walls. One central heating radiator.

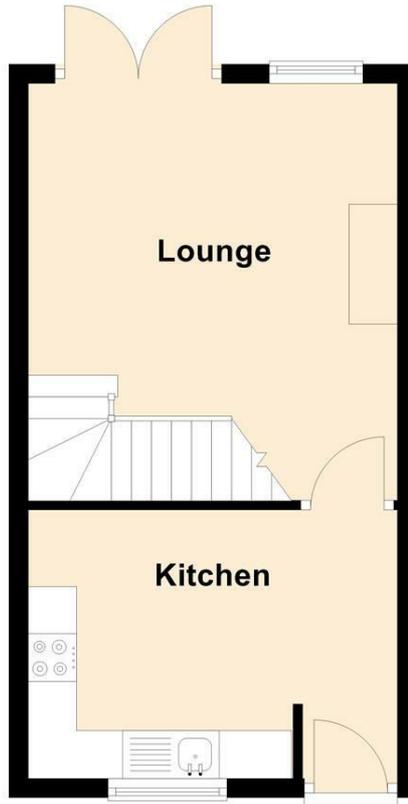
#### OUTSIDE

To the rear of the property there is a fully enclosed garden with a paved seating area and artificial grass. Timber garden shed.

To the front of the property there is a block paved driveway providing off street parking for two cars. A shared passageway between 16 and 18 provides access to the rear garden via a timber garden gate. An external water tap is located under the kitchen window.

## Ground Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 61.2 sq. metres (659.1 sq. feet)

## First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)







