

Whitakers

Estate Agents



27 Winchester Avenue, Hull, HU9 4TU

Asking Price £150,000

Whitakers are pleased to bring this 3 bedroom semi-detached TRUE bungalow to the market, available to purchase with NO ONWARD CHAIN.

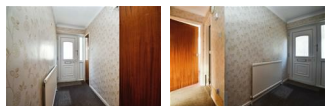
Ideally situated on a quiet cul-de-sac in this popular residential location, well positioned for local shops and amenities, this represents an outstanding opportunity for the purchaser to put their own stamp on a spacious bungalow in a popular and sought after area.

Briefly comprising; spacious entrance hallway, lounge, kitchen, currently being used as a dining room, however this can be used as a third bedroom conservatory shower room and two double bedrooms, the property also boasts ample off road parking and detached garage together with a lovely south facing rear garden.

Also benefiting from uPVC glazing and gas central heating, viewings are available via our office.

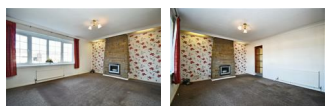
The Accommodation Comprises

Entrance Hallway



uPVC side entrance door into spacious hallway with carpeted flooring, central heating radiator and two storage cupboards.

Lounge 12' x 15'7 (3.66m x 4.75m)



With uPVC bow window to front aspect, carpeted flooring, central heating radiator and Yorkstone fireplace with inset fire.

Kitchen 14'2 x 8'2 (4.32m x 2.49m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. Ceramic sink with mixer taps over and space for gas cooking appliances. Laminate tiled flooring, built in cupboard, uPVC door and window to rear and archway leading into.....

Dining Room/Bedroom Three 10'10 x 7' (3.30m x 2.13m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Conservatory 9' x 10' (2.74m x 3.05m)



With plumbing for automatic washing machine and uPVC door into rear garden.

Bedroom One 9'4 x 11'5 (2.84m x 3.48m)



With uPVC window to front aspect, carpeted flooring, central heating radiator and fitted wardrobes.

Bedroom Two 7'11 x 11'6 (2.41m x 3.51m)



With uPVC window to rear aspect, carpeted flooring, central heating radiator and fitted wardrobes.

Bathroom 5'2 x 8'1 (1.57m x 2.46m)



Wet room with wall mounted mains shower, low flush wc and hand wash basin. Sealed vinyl flooring, tiled walls, central heating radiator and uPVC window to side aspect.

Outside



The front of the property is paved to offer off street parking together with lawn and mature plants whilst the shared side driveway leads to the single garage. Side gate access leads to a lovely south facing rear garden laid mainly to lawn with paved patio seating area and borders featuring mature plants, trees and shrub.

Garage

The single garage is located at the foot of the shared side driveway with up and over door.

Tenure

The property is Freehold

Council Tax

Kingston upon Hull City Council
Council Tax band C

EPC

EPC rating D

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is

instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

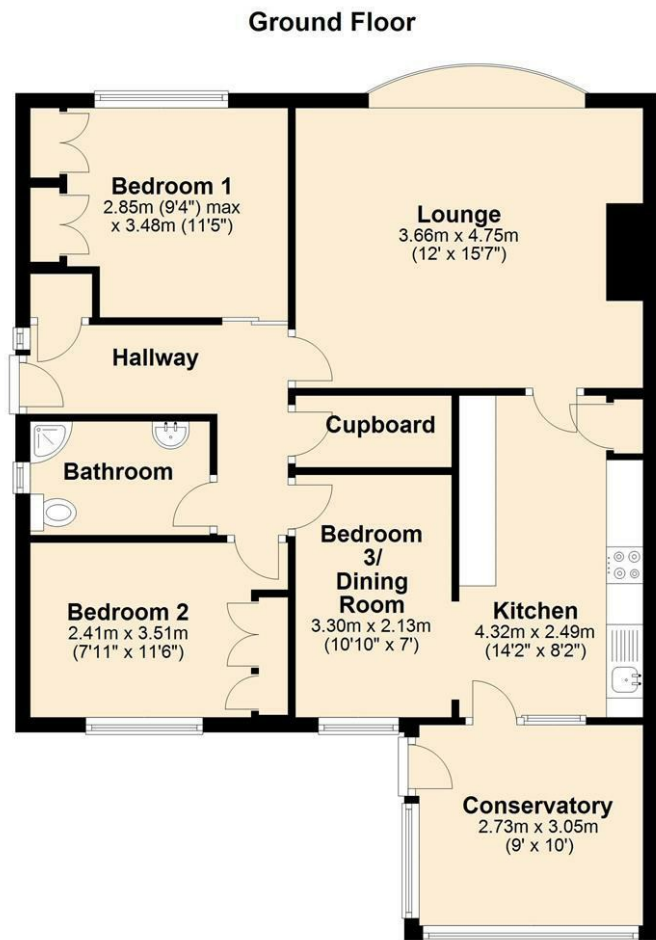
Coalfield or Mining Area - No

Planning - None specific to the property

Whitakers Estate Agent Declaration:

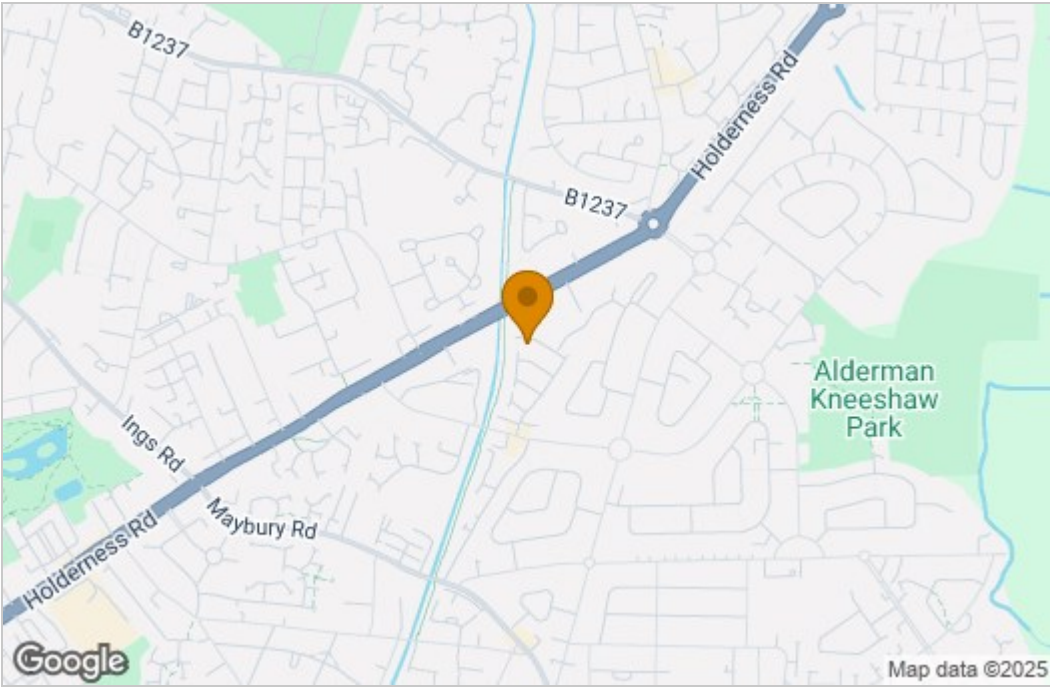
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Floor Plan

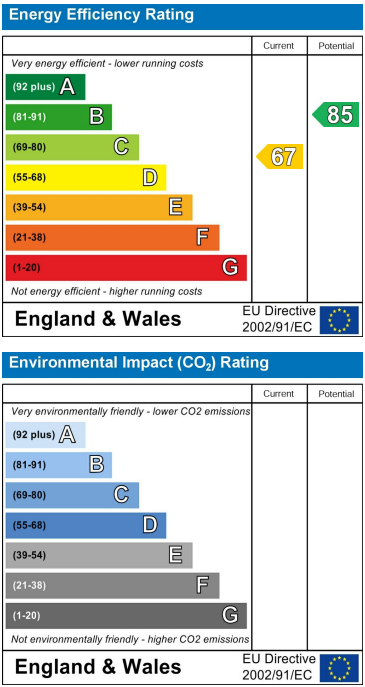


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.