



**1 Camborne Grove, Hull, HU8 8HX**

**£90,000**

Brought to the market with NO CHAIN involved! This two bedroom end of terrace property is an ideal investment opportunity! Situated in this popular residential location close by to excellent schools, and excellent transport links! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance porch, through lounge / dining with stairs to the first floor, kitchen and conservatory to the ground floor. The first floor comprises; landing, two bedrooms and a bathroom. With well tended front and rear gardens, designed for ease of maintenance, and garage accessed via 10 foot.

## Ground Floor

A welcoming entrance porch featuring a UPVC double-glazed front door and window provides access to the lounge.

The open-plan lounge flows seamlessly into the dining area, boasting a UPVC double-glazed window to the front aspect, a fireplace, and an open-plan layout extending into the kitchen.

The spacious kitchen is fitted with a range of wall and base units, offering space for a cooker and fridge freezer. A UPVC double-glazed window overlooks the side aspect, and a door leads to the conservatory.

The conservatory extension features UPVC double-glazed windows and doors that open onto the rear garden.

## First Floor

The first floor comprises two bedrooms and a bathroom.

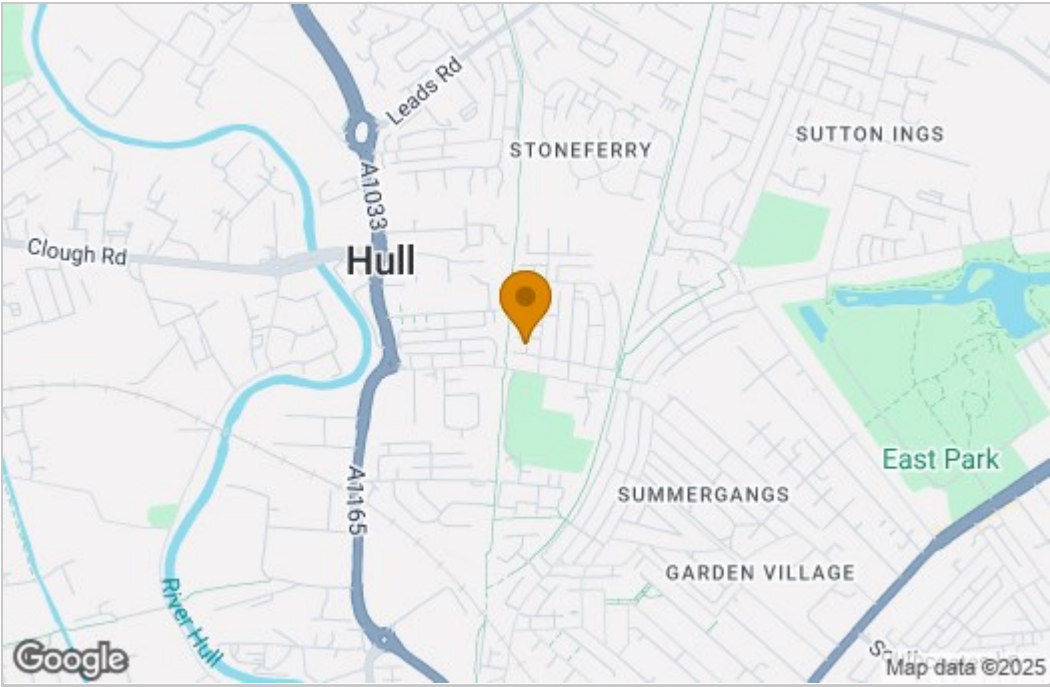
The bathroom is fitted with a three-piece suite, including a WC, pedestal washbasin, and a bath with an electric shower overhead. A UPVC double-glazed window provides natural light.

## Exterior

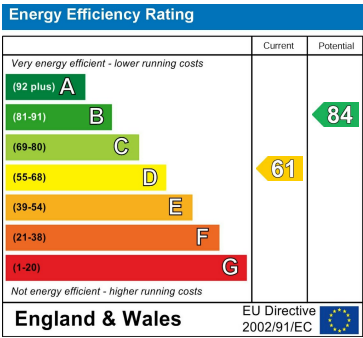
The property benefits from well-maintained front and rear gardens, both designed for easy upkeep. Additionally, there is a garage accessible via the rear 10-foot access.

Floor Plan

Area Map



Energy Efficiency Graph



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