



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 249 Compass Road, Hull, HU6 7BE

### £155,000

NO ONWARD CHAIN - FANTASTIC THREE BED SEMI DETACHED BUNGALOW - FRONT AND REAR GARDENS - REQUIRING SOME MODERNISATION - SUPERB LOCATION - HUGE POTENTIAL

Symonds and Greenham are delighted to present this charming 3 bedroom semi detached bungalow, located on Compass Road, a true gem nestled in a highly sought after location. This beloved family home offers immense potential, awaiting your personal touch and some modernisation. Step inside to discover a spacious living room featuring a gas fireplace, accompanied by a well proportioned kitchen bursting with natural light. The ground floor also comprises two double bedrooms and a bathroom with a separate w/c. Upstairs, there's a delightful double bedroom with fitted wardrobes on the landing. The upper level also provides boarded storage space. The property also benefits from cavity wall insulation which is still under guarantee. Outside, the property boasts a beautiful south facing rear garden, ideal for enjoying the sunshine, along with a garage and driveway for convenient parking. Additionally, there's a lawned front garden, adding to the property's charm and appeal.

Don't miss out on the potential of this fantastic property—it's a rare find in this coveted location!

BOOK YOUR VIEWING NOW!

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor

### LIVING ROOM

15'6 x 13'3 max (4.72m x 4.04m max)

a spacious living room with gas fireplace and under stairs storage cupboard



### KITCHEN

12'6 x 8'6 max (3.81m x 2.59m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, space for fridge freezer and plumbing for washing machine, with door to the rear garden



### BEDROOM 1

12'11 x 9'9 max (3.94m x 2.97m max)

a spacious double bedroom with storage cupboard



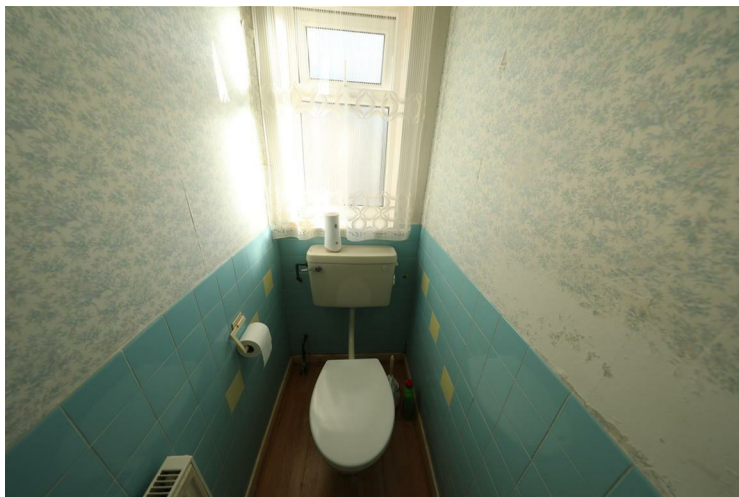
## BATHROOM

tiled throughout, with pedestal sink basin and panelled bath with hand held shower attachment



### W/C

with low level w/c



### BEDROOM 2

9'9 x 9'2 max (2.97m x 2.79m max)

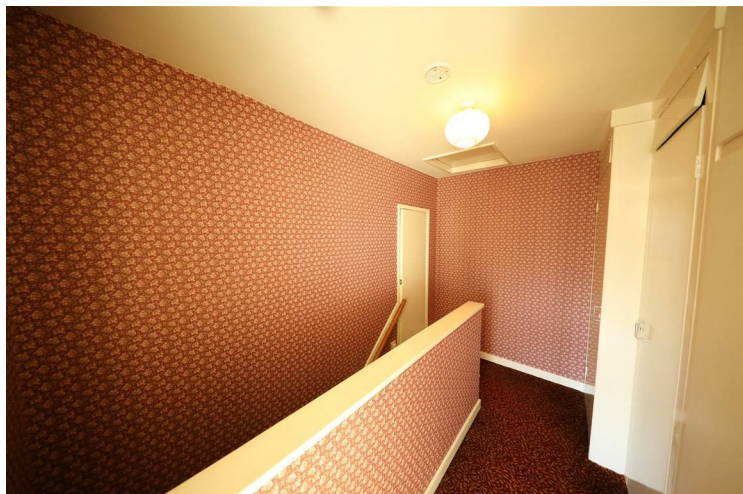
another good sized bedroom



## FIRST FLOOR

### LANDING

with fitted wardrobes and boarded storage space



### TENURE

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

If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

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

### BEDROOM 3

12'1 x 11'4 max (3.68m x 3.45m max)

a fantastic double bedroom, bursting with natural light



### OUTSIDE

To the rear, the property has a fantastic south facing garden, mainly laid to lawn with patio area, with a variety of low maintenance shrubbery, accompanied by a convenient garage with side path, enclosed by timber fencing.

To the front, the property benefits from a lawned garden with drive, providing off street parking and garage access.



### CENTRAL HEATING

The property has the benefit of gas central heating.

### COUNCIL TAX BAND

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

### DISCLAIMER

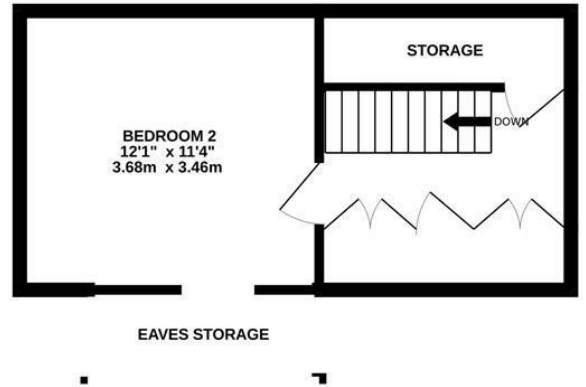
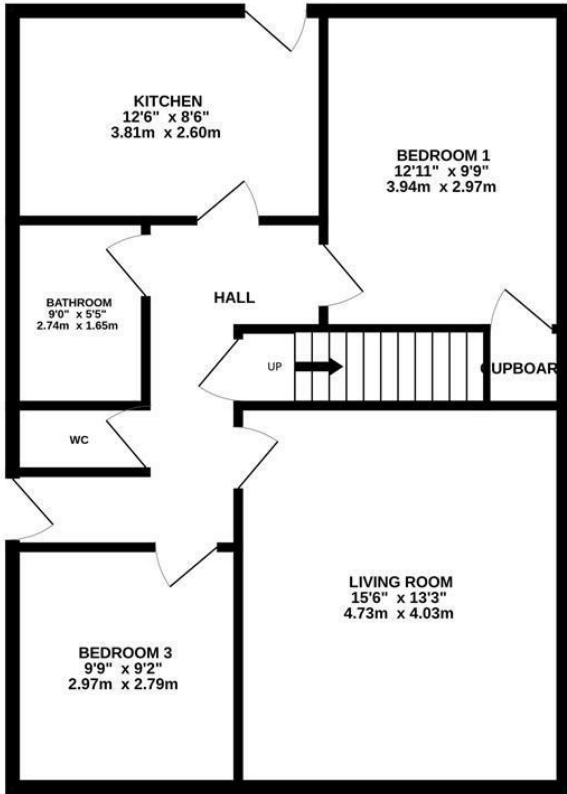
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### DOUBLE GLAZING

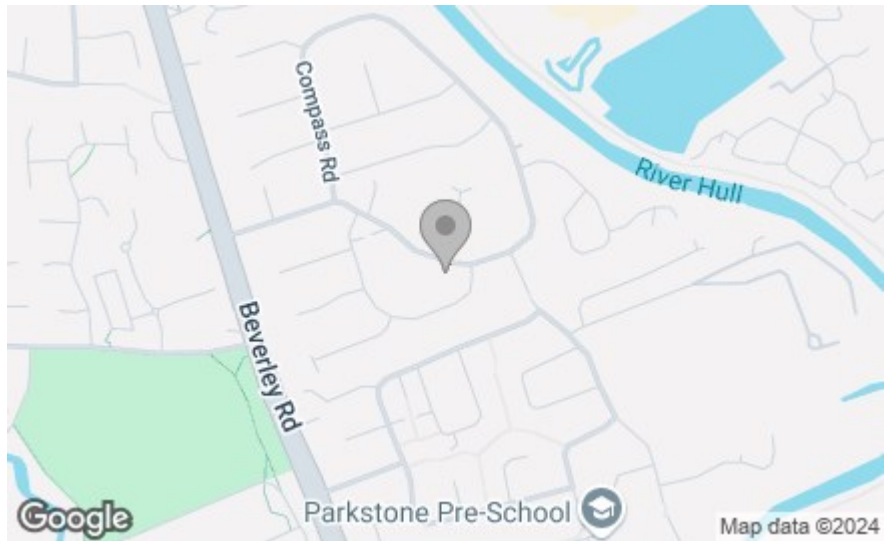
The property has the benefit of double glazing.

GROUND FLOOR

1ST FLOOR



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
	84
	70
<small>Very energy efficient - lower running costs</small> (82 plus) <b>A</b> (81-81) <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> <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (82 plus) <b>A</b> (81-81) <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> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales	EU Directive 2002/91/EC