



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **12 Shropshire Close, Hull, HU5 5UG**

### **£180,000**

**TWO BED DETACHED BUNGALOW - GARAGE AND OFF STREET PARKING - REQUIRES REFURBISHMENT - POPULAR, RESIDENTIAL LOCATION - SOUTH FACING GARDEN**

Symonds and Greenham are delighted to present this two bedroom detached bungalow on Shropshire Close. Requiring refurbishment, this property holds huge potential for those looking to create their perfect home. Situated in an excellent location, it offers an ideal opportunity for customisation and modernisation to suit personal preferences and needs.

The bungalow comprises an entrance hall that leads into a kitchen awaiting your creative touch. The spacious living area provides ample room for comfortable living and entertaining. The two double bedrooms offer generous space, ready to be transformed into cosy and stylish retreats. The bathroom completes the internal layout, providing a functional space that can be upgraded to enhance its appeal. Externally, the property boasts a south facing rear garden, perfect for enjoying the sun and outdoor activities. The garden includes a car port, a garage, and a side drive, offering convenient parking options and additional storage space. The surrounding area is quiet and residential, ensuring a peaceful living environment while being close to necessary amenities.

This property on Shropshire Close is perfect for buyers with vision, ready to invest in refurbishing and modernising to unlock its full potential. With its excellent location and immense possibilities, it offers a rare opportunity to create a bespoke home tailored to individual tastes. Contact Symonds and Greenham today to arrange a viewing and explore the possibilities this property has to offer.

## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM

18'4 x 11'1 max (5.59m x 3.38m max)

a generously sized living room with focal fireplace



### BEDROOM 2

another spacious double bedroom

### KITCHEN

11'8 x 7'9 max (3.56m x 2.36m max)

with a range of eye and base level units with complementing work surfaces, integrated oven with electric hob and overhead extractor fan, integrated fridge freezer,



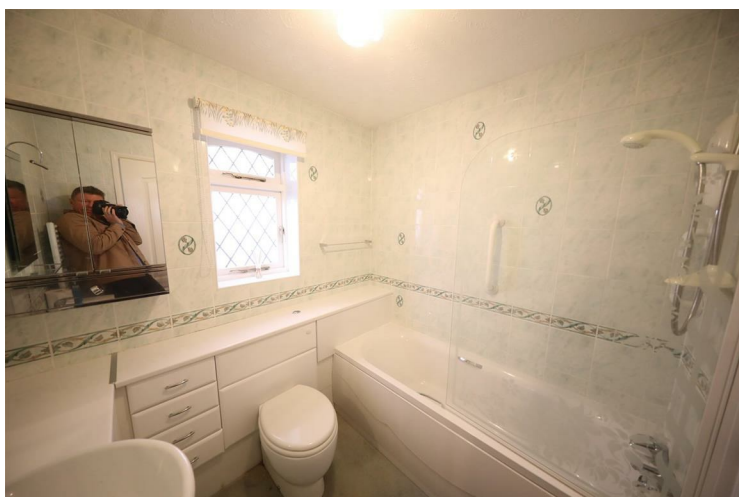
### BATHROOM

with low level w/c, sink basin with vanity unit and panelled bath with overhead shower attachment

### BEDROOM 1

12'4 x 8'9 max (3.76m x 2.67m max)

a good sized double bedroom with fitted wardrobes



### OUTSIDE - REAR

The property benefits from a south facing rear garden



### OUTSIDE - FRONT

The property benefits from a front garden with gravel, shrubbery and concrete path.

There is also a car port and side drive leading to the garage.



### 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 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.

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

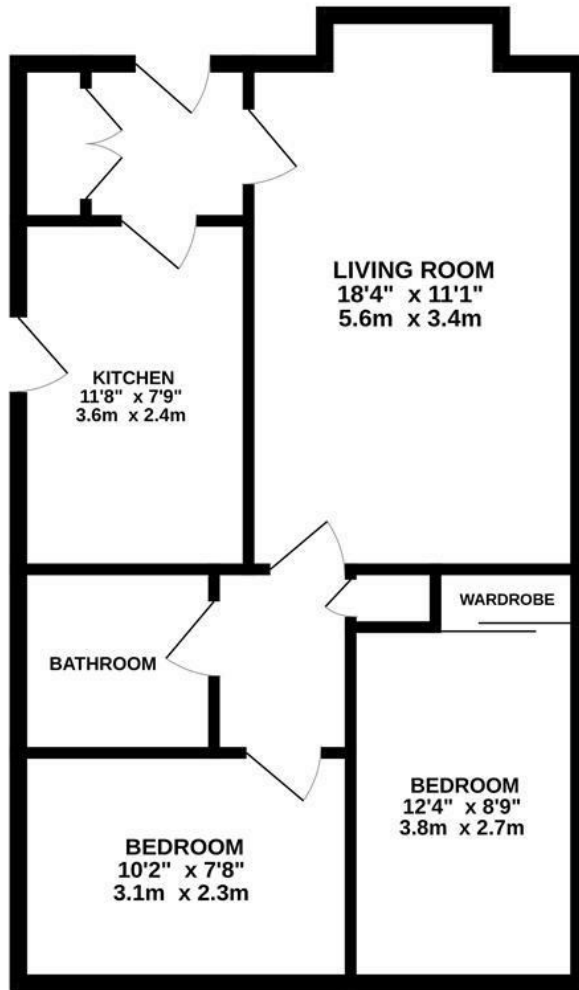
Symonds + Greenham have been informed that this property is Freehold/Leasehold.

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

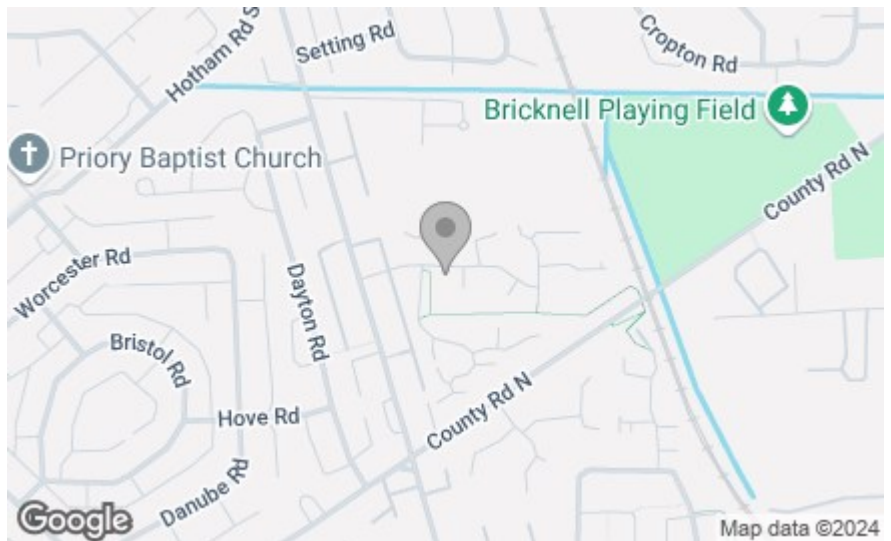
### VIEWINGS

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

GROUND 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
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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC