



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **303 Bricknell Avenue, Hull, HU5 4TJ**

### **£130,000**

TWO BED TERRACED - TWO RECEPTION ROOMS - GARAGE - POPULAR LOCATION - REQUIRES SOME MODERNISING

Symonds and Greenham are pleased to bring to the market this charming two bedroom terraced property on Bricknell Avenue, situated in a quiet residential location. Nicely presented throughout and requiring some modernisation, this home offers a comfortable and inviting living space, perfect for first time buyers or those looking to downsize.

As you enter, the entrance hall leads to a cosy living room, ideal for relaxing and entertaining. The kitchen is well appointed, providing ample space for meal preparation and storage. The conservatory at the rear of the property offers additional living space, perfect for dining or enjoying views of the garden.

The first floor comprises two good sized bedrooms, each offering plenty of storage and natural light. The bathroom is modern and functional, completing the accommodation on this level. Externally, the property boasts a good sized garden, providing a private outdoor space for relaxation or gardening. The advantage of a garage adds valuable storage space and secure parking.

This delightful home on Bricknell Avenue is an excellent opportunity for those seeking a well presented property in a desirable location with the potential to add their personal touch. Contact Symonds and Greenham today to arrange a viewing and see all that this lovely home has to offer.

## GROUND FLOOR

### PORCH

with stairs to first floor and door to...

### LIVING ROOM

15'1 x 11'9 max (4.60m x 3.58m max)

a good sized reception room with focal fireplace, under stairs storage cupboard and door to...



### KITCHEN

18'4 x 8'7 max (5.59m x 2.62m max)

a spacious kitchen dining area with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, plumbing for washing machine, space for under counter fridge and freezer and space for dining table. with sliding door to...



### CONSERVATORY

8'2 x 7'2 max (2.49m x 2.18m max)

a lovely reception room, bursting with natural light, with door to the rear garden



## FIRST FLOOR

### LANDING

### BEDROOM 1

15'2 x 9'4 max (4.62m x 2.84m max)

a spacious primary bedroom with fitted wardrobes and storage cupboard



### BEDROOM 2

11'4 x 9'7 max (3.45m x 2.92m max)

another good sized double bedroom with fitted units and storage cupboard



### BATHROOM

8'8 x 5'4 max (2.64m x 1.63m max)

with low level w/c, sink basin with vanity unit and corner shower cubicle, with tiles to splash back areas



### OUTSIDE

a good sized rear garden with paved patio, gravelled area and concrete path, enclosed by garage and timber fencing



### GARAGE

a good sized garage with power supply

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### COUNCIL TAX BAND

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

### 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**

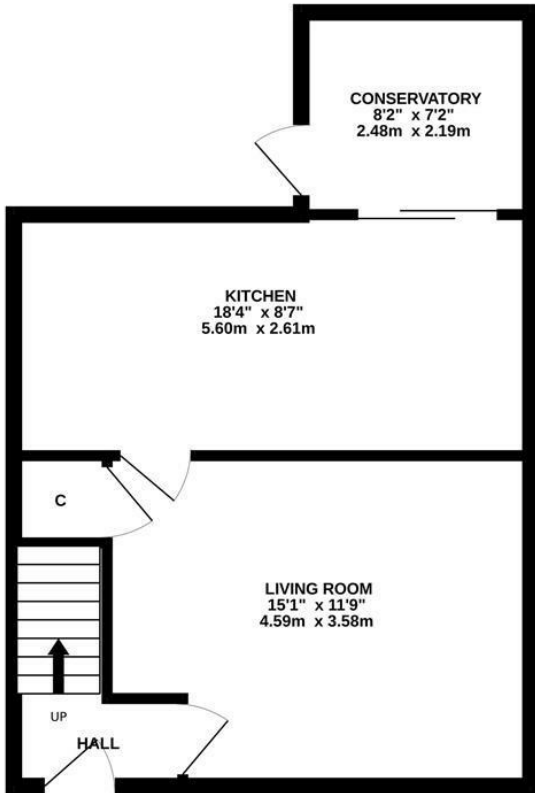
Symonds + Greenham have been informed that this property is Freehold.

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

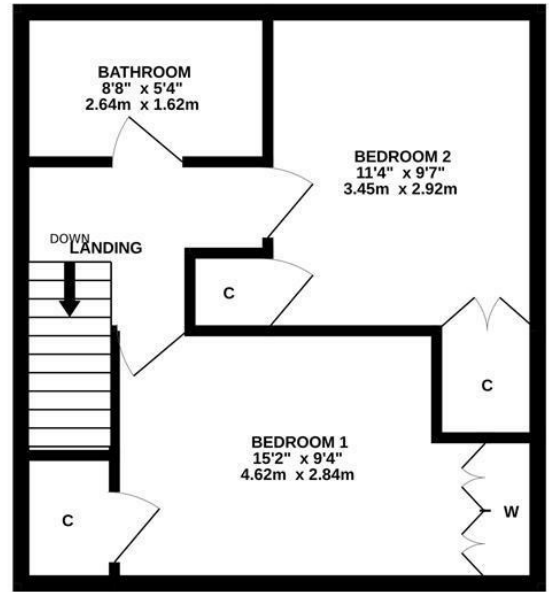
### **VIEWINGS**

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

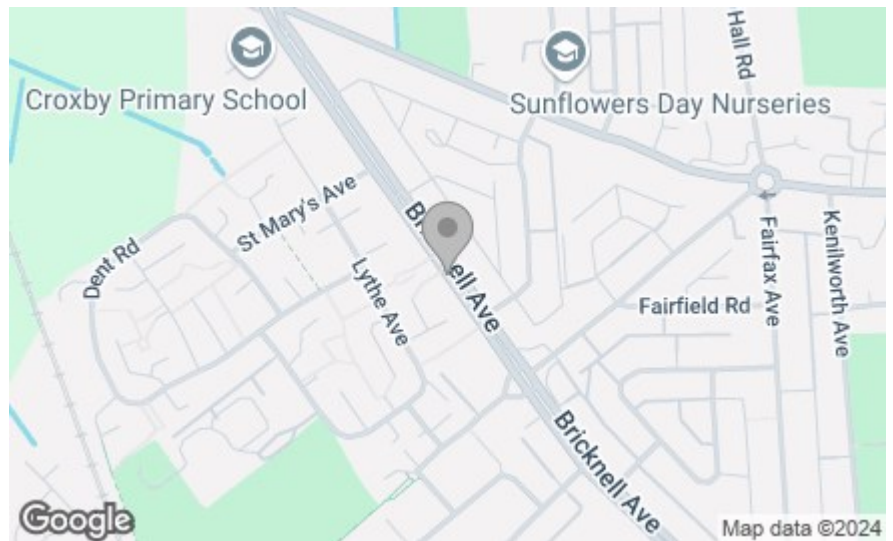
GROUND FLOOR



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
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC