



SYMONDS + GREENHAM

Estate and Letting Agents



1 Royal Mail Cottages, Thorngumbald, HU12 9NF

£140,000

Nestled in the charming village of Thorngumbald, this delightful end-terrace cottage offers a perfect opportunity for first-time buyers seeking a blend of modern living and traditional character. The property boasts two well-proportioned bedrooms and a stylishly refurbished bathroom, ensuring comfort and convenience for its occupants.

The Lounge is warm and inviting, featuring a lovely fireplace that adds a touch of charm to the space. The current owner has meticulously refurbished the entire home, including a brand-new kitchen that is both functional and aesthetically pleasing, as well as a new central heating system to ensure warmth throughout the colder months. The tasteful redecoration throughout the property enhances its contemporary feel while retaining its unique character.

The rear courtyard provides a serene outdoor space, ideal for unwinding after a long day or enjoying a peaceful evening with friends.

Thorngumbald is a community-oriented village, well-known for its excellent primary school and a variety of local amenities, including shops, a post office, and several welcoming public houses. Additionally, the nearby market town of Hedon offers an even wider selection of shopping and leisure options, making this location both convenient and appealing.

This charming cottage is not just a house; it is a home that invites you to create lasting memories in a friendly and vibrant community. Don't miss the chance to make this delightful property your own.

GROUND FLOOR

LOUNGE

13'6 max x 12'10 max (4.11m max x 3.91m max)

With feature fireplace

KITCHEN

10'8 max x 8'11 maz (3.25m max x 2.72m maz)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, electric cooker, induction hob with overhead extractor fan, integrated dishwasher, integrated fridge-freezer, plumbing for washing machine and stairs to 1st floor.

LOBBY

With storage cupboard and door to rear courtyard.

BATHROOM

7'6 max x 6' max (2.29m max x 1.83m max)

With low-level WC, handbasin, panelled bath with overhead shower, heated towel rail, floor to ceiling tiles.

FIRST FLOOR

BEDROOM 1

13'7 max x 12' max (4.14m max x 3.66m max)

with feature fire place

BEDROOM 2

10'8 max x 8'11 (3.25m max x 2.72m)

OUTSIDE

The property benefits from a courtyard to the rear laid with paving slabs.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX BAND

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

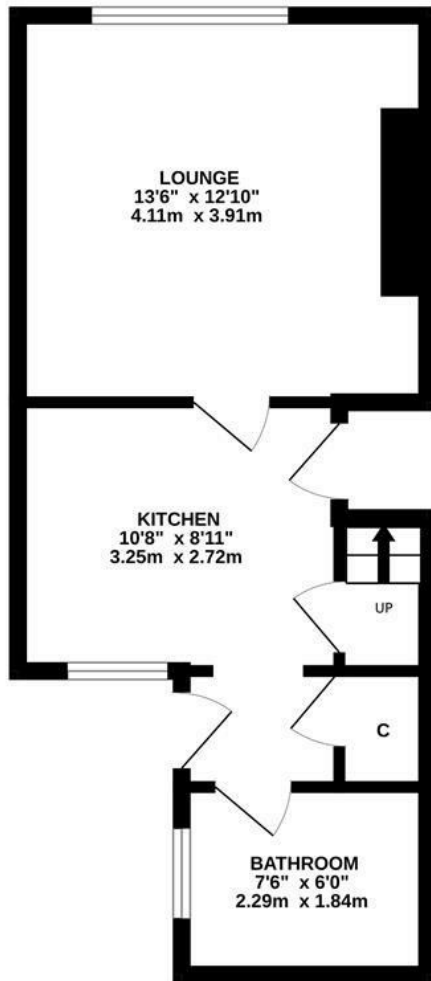
DISCLAIMER

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.

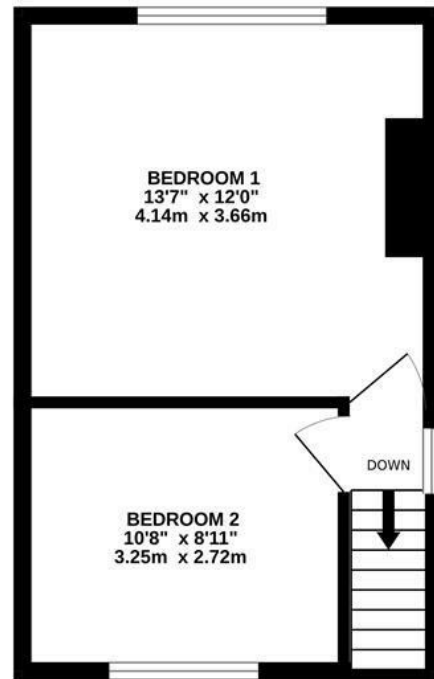
VIEWINGS

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

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	