



SYMONDS + GREENHAM

Estate and Letting Agents



45 Oban Avenue, Hull, East Yorkshire HU9 3NH

£85,000

2 BED HOME WITH OFF-STREET PARKING IN SOUGHT AFTER LOCATION

This well decorated two bed home would ideally suit a couple or a small family and is situated on the outskirts of the popular east hull estate of Bilton grange close to local amenities and well regarded schools. The property boasts off-street parking to the front and a large rear garden and briefly comprises entrance hall, living room, kitchen, rear lobby, downstairs WC, two double bedrooms and a bathroom.

GET YOUR VIEWING BOOKED EARLY TO AVOID DISSAPOINTMENT

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to kitchen and door to...

LIVING ROOM

14 max x 13'6 max (4.27m max x 4.11m max)

KITCHEN

14'7 max x 13'5 max (4.45m max x 4.09m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric cooker and electric hob, under-stairs cupboard and door to...

REAR LOBBY

with door to rear garden and door to...

DOWNSTAIRS WC

with Low level WC

FIRST FLOOR

BEDROOM 1

13'7 max x 10'11 max (4.14m max x 3.33m max)

BEDROOM 2

11'6 max x 8'7 max (3.51m max x 2.62m max)

BATHROOM

With low level WC, hand basin, panelled bath with shower overhead, tiled to splash back area's.

OUTSIDE

The front of the property is concreted providing off-street parking.

The rear garden is mainly block paved with some low maintenance shrubbery, a shed and a greenhouse, enclosed by timber fencing.

DOUBLE GLAZING

The property has the benefit of double glazing.

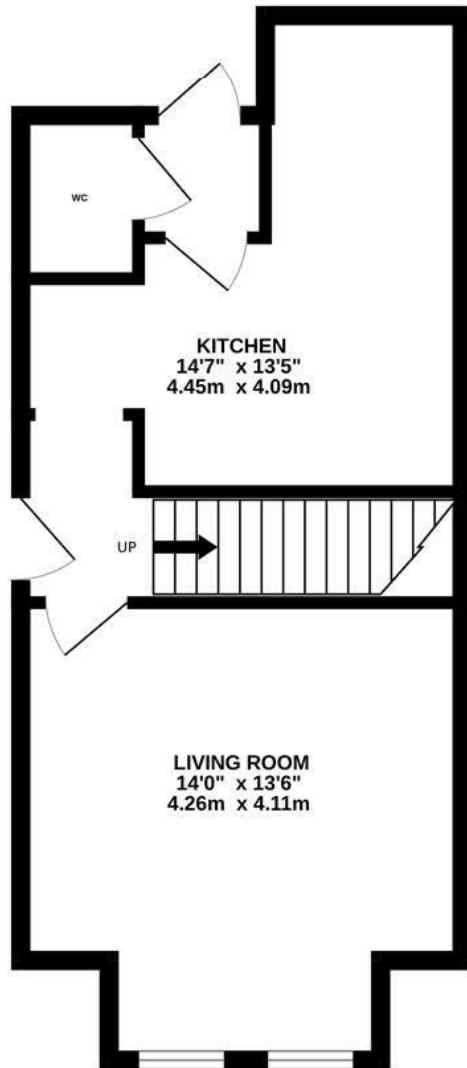
CENTRAL HEATING

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

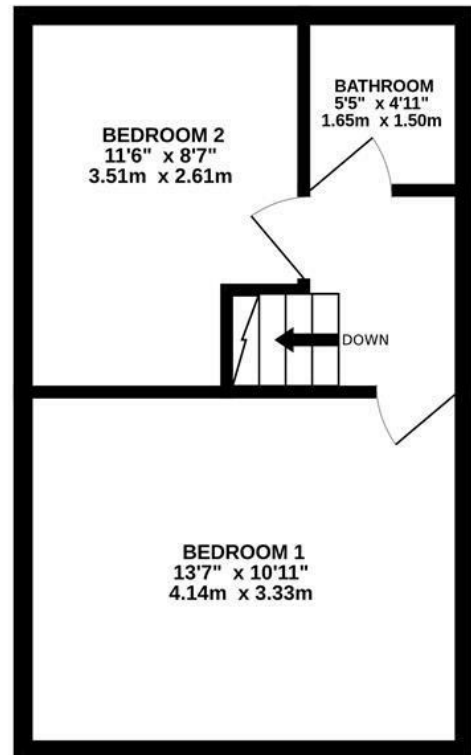
VIEWINGS

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 | | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (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 ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (02 plus) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

