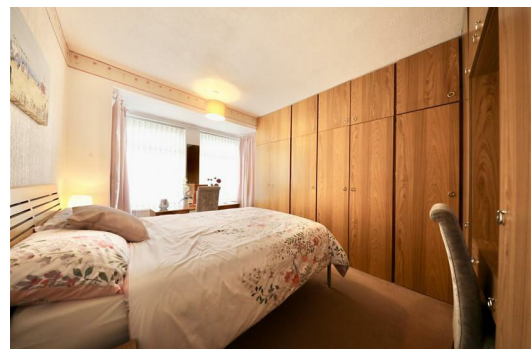




SYMONDS + GREENHAM

Estate and Letting Agents



77 Fairfax Avenue, Hull, HU5 4QN

£155,000

THREE-BED MID-TERRACE ON SOUGHT-AFTER FAIRFAX AVENUE - TWO SPACIOUS RECEPTION ROOMS - WELL-CARED-FOR HOME WITH SCOPE TO MODERNISE - LOCATED IN A HIGHLY REGARDED SCHOOL CATCHMENT - CLOSE TO LOCAL SHOPS & AMENITIES - WEST-FACING GARDEN PERFECT FOR AFTERNOON SUN - GARAGE - GREAT OPPORTUNITY TO CREATE YOUR IDEAL HOME - NO CHAIN

Nestled on the desirable Fairfax Avenue in Hull, this charming three-bedroom mid-terraced house offers a wonderful opportunity for those seeking to create their dream home. The property features two generously sized reception rooms, perfect for both relaxation and entertaining guests. While the house has been well-maintained over the years, it presents an exciting chance for new owners to modernise and personalise the space to their taste.

The home is situated within a highly regarded school catchment area, making it an ideal choice for families. Additionally, the property is conveniently located near a variety of local amenities, ensuring that daily necessities are easily accessible. This prime location enhances the appeal of the home, catering to the needs of busy lifestyles. One of the standout features of this property is the west-facing garden, which provides a delightful outdoor retreat that enjoys the warmth of the afternoon and evening sun. This space is perfect for unwinding after a long day or hosting gatherings with friends and family. Moreover, the house boasts usable loft space, offering additional storage or potential for further development. The property has also been rewired and features a newly fitted boiler, ensuring peace of mind for future owners.

In summary, this three-bedroom terraced house on Fairfax Avenue is a promising opportunity for buyers looking to invest in a property with great potential. With its no onward chain and spacious living areas, lovely garden, and prime location, it is sure to attract interest from those seeking a home they can truly make their own.

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 "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.

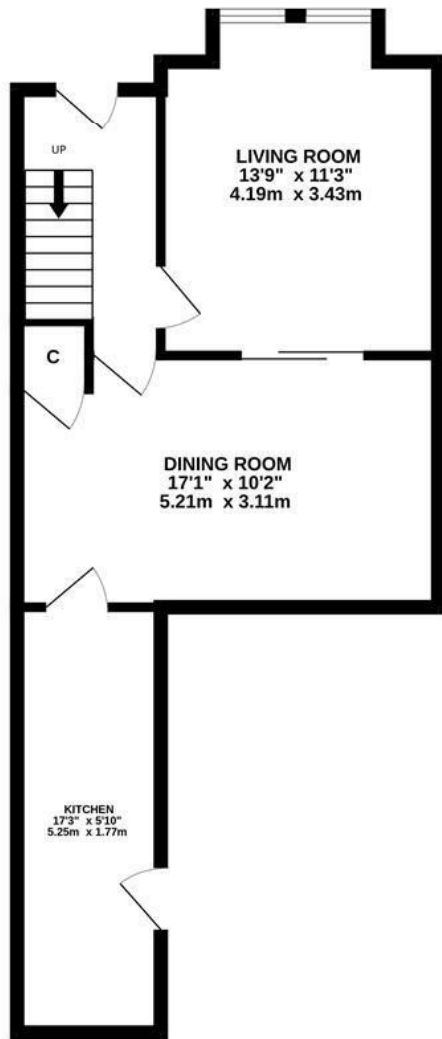
TENURE

Symonds + Greenham have been informed that this property is Freehold

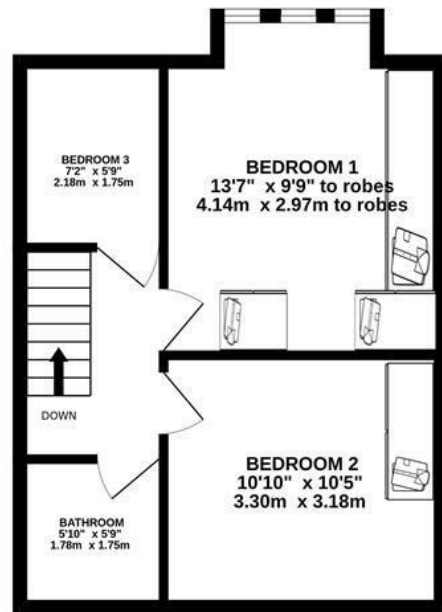
VIEWINGS

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

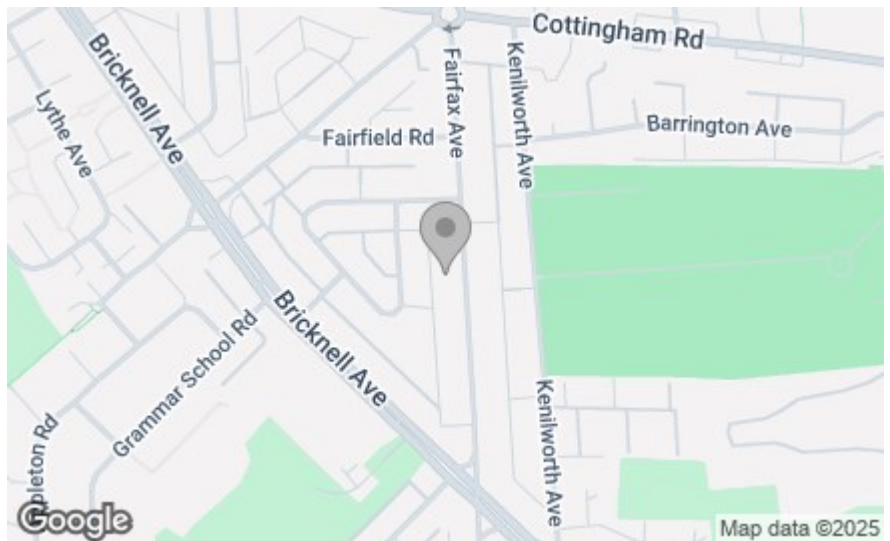
GROUND FLOOR



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		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	