



## 32 Alexandra Road

Hull

HU5 2NS

**Offers Over £110,000**

NO CHAIN INVOLVED! An end terraced 2 Bedroom house which was originally 3 Bedrooms and could revert back to subject to alteration. Presently the accommodation comprises of an Enclosed Porch, 28ft long through Lounge, fitted Kitchen, Lobby and side Enclosed Porch, Bathroom and on the first floor there are 2 Bedrooms and spacious Wet Room. Benefits include gas radiator central heating, majority uPVC double glazing and the property has recently had a rewire. Outside the property has a forecourt garden and a private drive leads to a good sized attached garage and rear courtyard garden. Offering great potential but does require a further modernisation programme and redecoration. Situated in this convenient area. Great potential.



## Property Features

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- No Chain Involved
- End House
- 2 Bedrooms (Originally 3)
- Gas Central Heating and uPVC Double Glazing
- Private Drive & Large Attached Garage
- Bathroom & Wet Room
- Requires Some Updating
- Convenient Location

## Full Description

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### LOCATION

The property runs between Newland Avenue & Beverley Road therefore is an ideal area for excellent local facilities, in particular down Newland Avenue which boasts bars, bistros and restaurants, also for schools, public transport, Hull University and good travelling distance for Hull city centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENCLOSED PORCH

Half uPVC obscured double glazed door and further double glazed door with side and overhead windows.

##### ENTRANCE HALL

With single central heating radiator and staircase to first floor.

##### THROUGH LOUNGE/DINING AREA

28' 3" x 11' 9" (8.61m x 3.58m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, fire surround with gas fire and tiled inset and hearth, uPVC double glazed window which overlooks the rear, TV points, understairs storage cupboard and double central heating radiator.

##### FITTED KITCHEN

13' 0" x 8' 1" (3.96m x 2.46m)

Measurements include the porch area. With a single sink and drainer, fitted base and wall-mounted units, worktop surface areas, plumbing for automatic washing machine, uPVC double glazed window which overlooks the side, four ring gas hob, extractor/cooker hood, oven, half panelled door which leads to the porch area.

##### PORCH AREA

##### ENCLOSED SIDE PORCH

With single glazed window and half obscured door leading to the side garden.

##### BATHROOM

8' 2" x 5' 10" (2.49m x 1.78m)

Panelled bath with handle grips, pedestal wash hand basin, low level WC, single central heating radiator and window to the side.

##### FIRST FLOOR

##### LANDING

With access to roof void area.





# Full Description

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## BEDROOM 1

13' 0" x 14' 0" (3.96m x 4.27m)

Measured up to wardrobe and including recess. With uPVC double glazed window which overlooks the front, fitted wardrobes and overhead cupboard and radiator.

## BEDROOM 2

9' 9" x 13' (2.97m x 3.96m)

With fitted wardrobe, cupboard housing boiler serving central heating and hot water and uPVC double glazed window overlooking the rear.

## WET ROOM

10' 3" x 8' 6" (3.12m x 2.59m)

With double glazed window which overlooks the rear, shower, low level WC, pedestal wash hand basin, single central heating radiator and a uPVC obscured window which overlooks the side.

## OUTSIDE

To the front of the property there is a forecourt garden with boundary fencing & path. There is a private side drive providing vehicular parking and leading onto a good sized attached brick built Garage with up and over door and personal door. To the rear there is a pleasant, low-maintenance garden mainly located to the side, external tap connected and boundary walling.

## TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

## VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

## ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

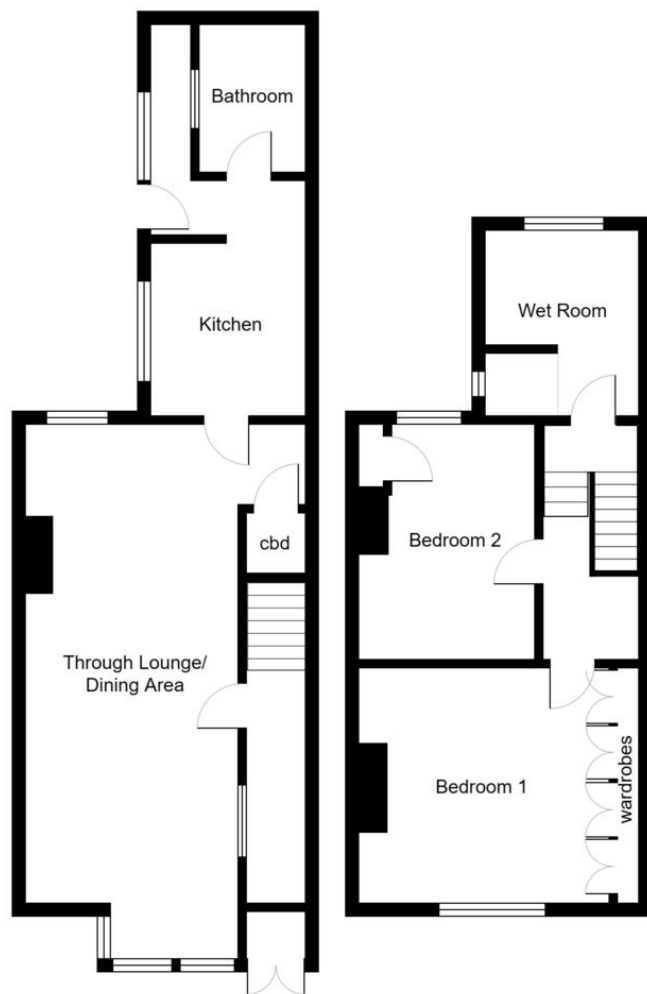
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Monday to Friday 9am to 5pm

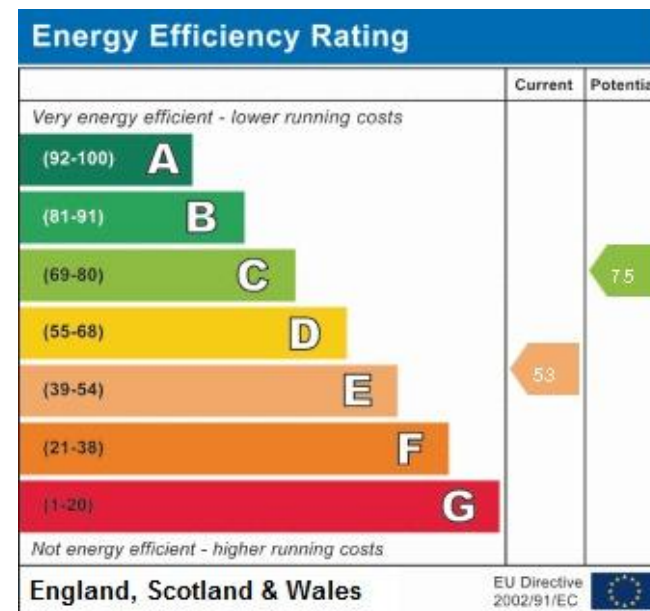
Saturday 10am to 1pm.





DRAFT FLOOR PLAN ONLY - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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