









# welcome to

# **Nunnington Close, Hull**

Situated in this quiet cul-de-sac, this ground floor flat has lots of potential and is the perfect investment for an investor.













#### **Entrance Porch**

Double glazed door to the front

#### **Entrance Hall**

With a large storage cupboard

### Lounge

21' 11" x 16' 2" ( 6.68m x 4.93m )

With a feature fireplace, radiator, bay window to the front and french style doors leading to the garden.

#### **Kitchen**

8' 5" x 7' 6" ( 2.57m x 2.29m )

With a fitted kitchen with wall and base units, work surfaces, sink and drainer unit, gas cooker, cooker hood, space for a fridge, plumbing for a washing machine, and window to the rear.

#### **Bedroom 1**

12' 4" x 10' 4" ( 3.76m x 3.15m )

With a radiator and a double glazed window to the front.

#### **Bedroom 2**

10' 6" x 7' 5" ( 3.20m x 2.26m )

With a radiator, cupboard housing boiler and a double glazed window to the back.

### **Bathroom**

With a W/C, wash hand basin, bath with shower over, radiator and window to the rear.





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## **Nunnington Close, Hull**

- 2 Bedroom ground floor flat
- Lots of potential
- Convenient location
- Local amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£110,000



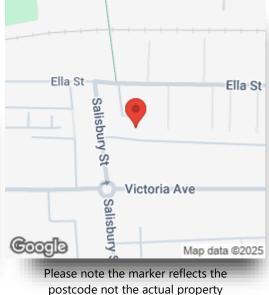
directions to this property:

01482 447748.

See below map for property location, for further information on

the local area please contact the residential sales team on:





view this property online williamhbrown.co.uk/Property/NEA119809



Property Ref: NEA119809 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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