



**Faversham Avenue, Hull HU4 7RE**

***Welcome to***

**Faversham Avenue, Hull**

GUIDE PRICE £130,000 - £140,000

Lovely Home On Faversham Avenue with - Entrance Hall, Open Plan Lounge & Dining Room, Fitted Kitchen, 3 Bedrooms, Family Shower Room, Gardens & Garage! Call us now to book your viewing!





## Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

## Lounge

10' 9" x 9' 4" plus bay ( 3.28m x 2.84m plus bay )

With double glazed bay window to the front, radiator and coving to the ceiling.

## Dining Room

11' 1" x 10' 2" ( 3.38m x 3.10m )

With radiator, coving to the ceiling and double glazed patio style doors leading to the Rear Garden.

## Kitchen

6' 1" x 15' 2" ( 1.85m x 4.62m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, freestanding cooker, cooker-hood, radiator, integrated washing machine, integrated tumble dryer, integrated dishwasher, radiator, internal window and double glazed windows to the side and rear.

## First Floor

### Bedroom 1

12' 6" into bay x 9' to rear of wardrobes ( 3.81m into bay x 2.74m to rear of wardrobes )

With double glazed bay window to the front, radiator and fitted wardrobes.

### Bedroom 2

10' 9" x 8' 8" to front of wardrobes ( 3.28m x 2.64m to front of wardrobes )

With double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom 3

6' 6" x 6' 3" ( 1.98m x 1.91m )

With double glazed window to the front and radiator.

### Shower Room

Shower Room with shower cubicle, low level wc, wash hand basin, radiator, loft access and double glazed window to the rear.

## Outside

### Front Garden

With brick wall with wrought iron fixings, wrought iron gate, path and shrubs.

### Rear Garden

With patio area, lawned area, path, borders housing plants and shrubs, rear access gate, greenhouse and fenced surround.

### Garage

12' 5" x 8' 2" ( 3.78m x 2.49m )

Garage with power, double glazed windows to the side and rear and up and over door.



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## Welcome to

### Faversham Avenue, Hull

- GUIDE PRICE £130,000- £140,000
- 3 Bedroom Home On Faversham Avenue
- Open Plan Lounge & Dining Room
- Garage
- Ideal For First Time Buyers & Investors

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£130,000 - £140,000**



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Property Ref:  
WBY110979 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property



william h brown



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