



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



14 Princes Avenue

Asking Price £115,000

Hedon, HU12 8DH



Chain free two bedroom mid terrace house offered to the market with vacant possession and benefitting from a rear garage and rear parking space for off street parking. With uPVC glazing and gas central heating throughout the accommodation comprises: entrance lobby, lounge, rear kitchen, ground floor WC, to first floor bedrooms and shower room with new suite. The majority of the property has been stripped back and re-plastered ready for a buyer to decorate and finish to their own tastes - ideal for a first time buyer looking to get onto the property ladder with a limited budget. Viewings are available via appointment only, contact our office to arrange this.





Entrance Lobby

A uPVC door opens to the entrance lobby with stairs to the first floor and radiator.

Lounge 13'3" x 12'1" (4.05 x 3.70)

Through lounge to the kitchen with a uPVC front facing window, radiator and access to the under-stairs-storage cupboard.

Kitchen 8'8" x 15'3" (2.65 x 4.65)

With wooden fronted units, space for a cooker and with a 1.5 bowl sink and drainer with plumbing below for a washing machine. With a uPVC window to the garden, rear entrance door, radiator and gas combi-boiler.

WC

Ground floor WC with window.

Bedroom One 9'6" x 15'1" (2.90 x 4.60)

Double bedroom with a uPVC front facing window, radiator and built-in alcove cupboard.

Bedroom Two 10'7" x 9'4" max (3.25 x 2.85 max)

Rear facing bedroom with uPVC window and radiator.

Shower Room 5'6" x 6'10" (1.70 x 2.10)

White suite comprising of a quadrant shower cubicle with dual shower, basin and WC. With tiled splash walls, radiator and a uPVC window.

Garden & Garage

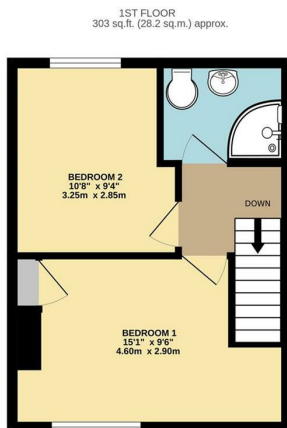
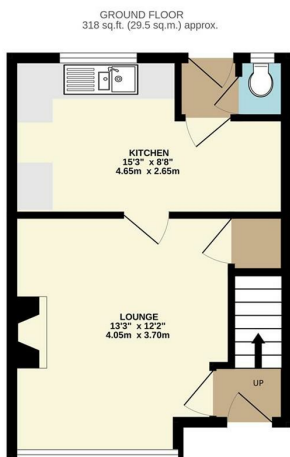
To the front of the property is a gravelled garden with pathway to the front door. To the rear is an enclosed garden, mostly laid to lawn with a paved area and a gate giving access to a rear garage and further hardstanding area in front of the garage to offer off street parking. The garage is accessed via a private road running behind this row of terrace houses and provides off street parking.

Parking: off street parking is available with this property via the rear garage.

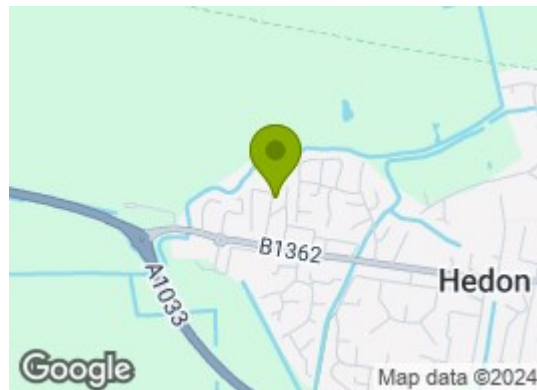
Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises with KC) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Agent note



TOTAL FLOOR AREA: 621 sq ft (57.7 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Made with Metropac C1024.



Energy Efficiency Graph

tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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	

Council tax band A.

Services include mains gas and mains drainage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.