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# Conington Avenue

Beverley, HU17 0JF

Offers In The Region Of £195,000

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Council Tax: B

# 3 Conington Avenue

Beverley, HU17 0JF

## Offers In The Region Of £195,000

### Entrance hall
UPVC front entrance door, radiator and stairs ascending to the first floor landing.

### Lounge
UPVC bay window to the front aspect, electric feature fireplace, radiator, coving, power points and TV point.

### Dining room
UPVC window to rear aspect, under stairs cupboard, radiator and power points.

### Kitchen
UPVC windows to the side and rear aspects, a range of wall and base units with roll top work surfaces, tiled splashbacks, plumbing for washing machine, sink and drainer unit, space for fridge freezer, electric oven, electric hob and power points.

### First floor landing
Power points and access to a part-boarded loft, with fitted loft ladder.

### Bedroom 1
UPVC bay window to the front aspect, coving, radiator and power points.

### Bedroom 2
UPVC window to rear aspect, fitted wardrobes, coving, power points and cupboard housing boiler.

### Bedroom 3
UPVC window to the front aspect, coving, radiator and power points.

### Bathroom
UPVC window to rear aspect, three piece bathroom suite comprising; panel enclosed bath with mixer taps, low flush WC and wash hand basin with pedestal, part tiled walls and radiator.

### Garden
Rear access to the Low maintenance garden which is paved and pebbled for ease. There is also a concrete base that housed a garage previously.

### Additional Information
We have been informed that there is rear vehicular access into the garden where there once stood a garage. Which could be used for off road parking for a car. **These details are subject to confirmation via a solicitor**

Tel: 01482 861411

There’s something rather special about a home that has been loved for 52 years. This lovely terrace house on Conington Avenue has been cherished by its current owners for more than half a century, which in itself says so much about the warmth, comfort and lifestyle this home has to offer.

From the moment you step inside, there’s a welcoming feeling to the property, with two generous reception rooms giving the ground floor a lovely sense of space and flexibility. Whether you want a comfortable sitting room, a dining room for family meals or simply somewhere to relax and unwind, there’s plenty of room to make the house work around the way you live.

Upstairs, there are three good-sized bedrooms, offering plenty of space for a family, visiting friends or perhaps a home office if needed. The rooms feel practical and comfortable, with the layout giving everyone their own space while retaining that cosy feeling you look for in a home.

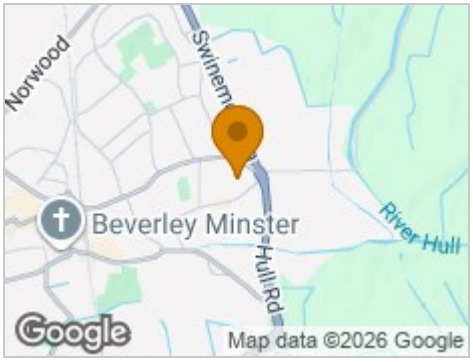
The bathroom completes the first floor, while outside there is a garden to the rear, providing a pleasant space to sit out, enjoy the sunshine or simply let the children play. There is also the added benefit of vehicle access to the rear, with the former garage foundations providing an opportunity for off-road parking.

This is a warm, welcoming home with plenty of potential and importantly, a history of being very much loved.

## Road Map

## Hybrid Map

## Terrain Map

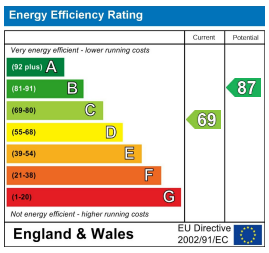


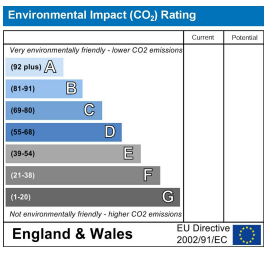

## Floor Plan

## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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