



22 Somerville Court Thorn Road, Hedon, HU12 8HY

£82,500



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Offered chain free, this second-floor apartment is situated in the sought-after market town of Hedon. The accommodation comprises a living room, kitchen, two bedrooms and a family bathroom, providing a practical layout with scope for updating.

Externally, the property benefits from a garage within a nearby block of garages, along with non-designated residents' parking. Conveniently located close to local amenities, shops and transport links, this property represents an excellent rental or investment opportunity, or a chance for buyers to add their own stamp.

EPC - E
Council Tax - A
Tenure - Leasehold



Entrance Hall

Lounge

15'4" x 14'1" (4.69 x 4.3)

Inner Hall

Kitchen

14'1" x 5'11" (4.31 x 1.81)

Rear Hall

Master Bedroom

14'1" x 8'3" (4.31 x 2.52)

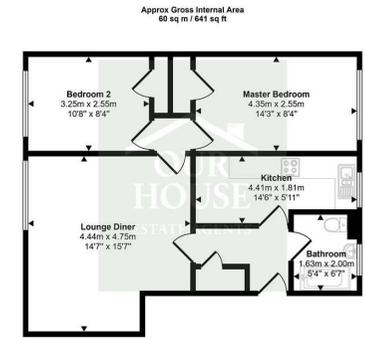
Bedroom 2

10'5" x 8'3" (3.2 x 2.52)

Bathroom

6'8" x 4'7" (2.04 x 1.4)

Garage



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Drafty 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 or give any representation or warranty in respect of the property.

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