



3 Ocean Boulevard

, Hull, HU9 1TG

£215,000

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Ground Floor

Entrance Hallway

Entrance to the front via UPVC double glazed door. With fixed staircase to first floor level, understairs cupboard, laminate flooring and radiator.

Dining Kitchen

13'2" x 10'5" (4.02m x 3.20m)

Fitted with a range of base and wall mounted units with laminated worksurfaces and tiling to splashback areas, inset stainless steel sink, inset four-ring gas hob with extractor over and built in oven below, space for fridge freezer, washing machine and dishwasher. With UPVC double glazed window to the front, laminate flooring and radiator and ample space for a family dining table.

Lounge

16'7" x 11'4" (5.06m x 3.46m)

A generous room with UPVC double glazed window to the rear and French doors opening into the conservatory, feature fireplace, laminate flooring and two radiators.

Conservatory

13'10" x 9'1" (4.22m x 2.77m)

With UPVC double glazed windows to all sides, French doors opening out to the garden, tiled flooring and radiator.

First Floor

Central landing

providing access to all first floor rooms and airing cupboard for storage.

Bedroom One

14'0" x 9'6" (4.29m x 2.91m)

A double bedroom with UPVC French doors to the balcony, fitted wardrobes with sliding doors, laminate flooring and radiator.

Bedroom Two

10'9" x 7'10" (3.30m x 2.40m)

Second double bedroom to the rear with UPVC double glazed window, laminate flooring and radiator.

Bedroom Three

8'5" x 7'10" (2.59m x 2.39m)

To the rear with UPVC double glazed window, laminate flooring and radiator.

Shower Room

6'7" x 5'7" (2.03m x 1.72m)

A modern fitted three-piece suite, comprising enclosed shower cubicle which is remote controlled, sink set upon vanity unit with storage and low level WC with concealed cistern. With UPVC double glazed window to the front, fully tiled walls and flooring and heated towel rail radiator.

Externally

Outside to the front is an open plan lawned garden with pathway to front door, the side is a driveway for multiple vehicles and leads to a detached garage with up and over door to the front and side access door to the garden. The rear is enclosed and with patio areas for outdoor seating and the rest laid to lawn.

Tel: 01482 322411

Council Tax Band

We have been advised the property is council tax band C, payable to Hull City Council

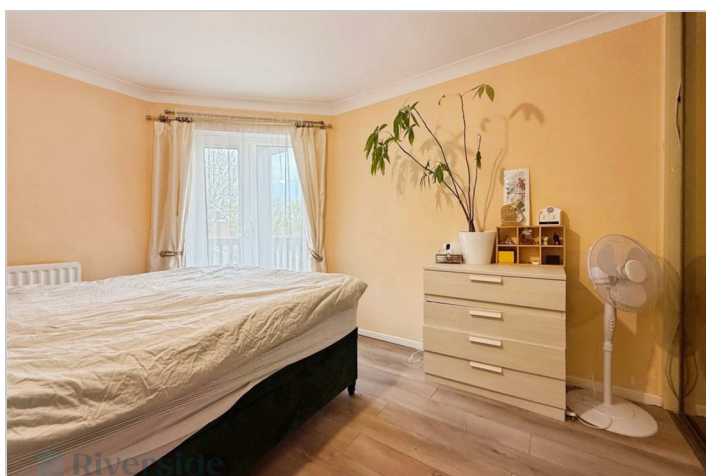
ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

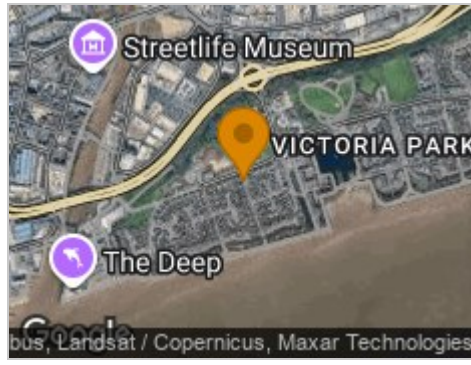
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



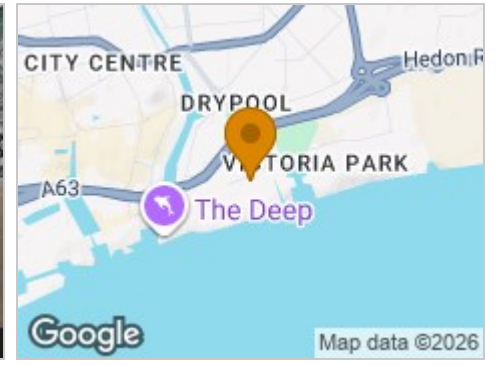
Road Map



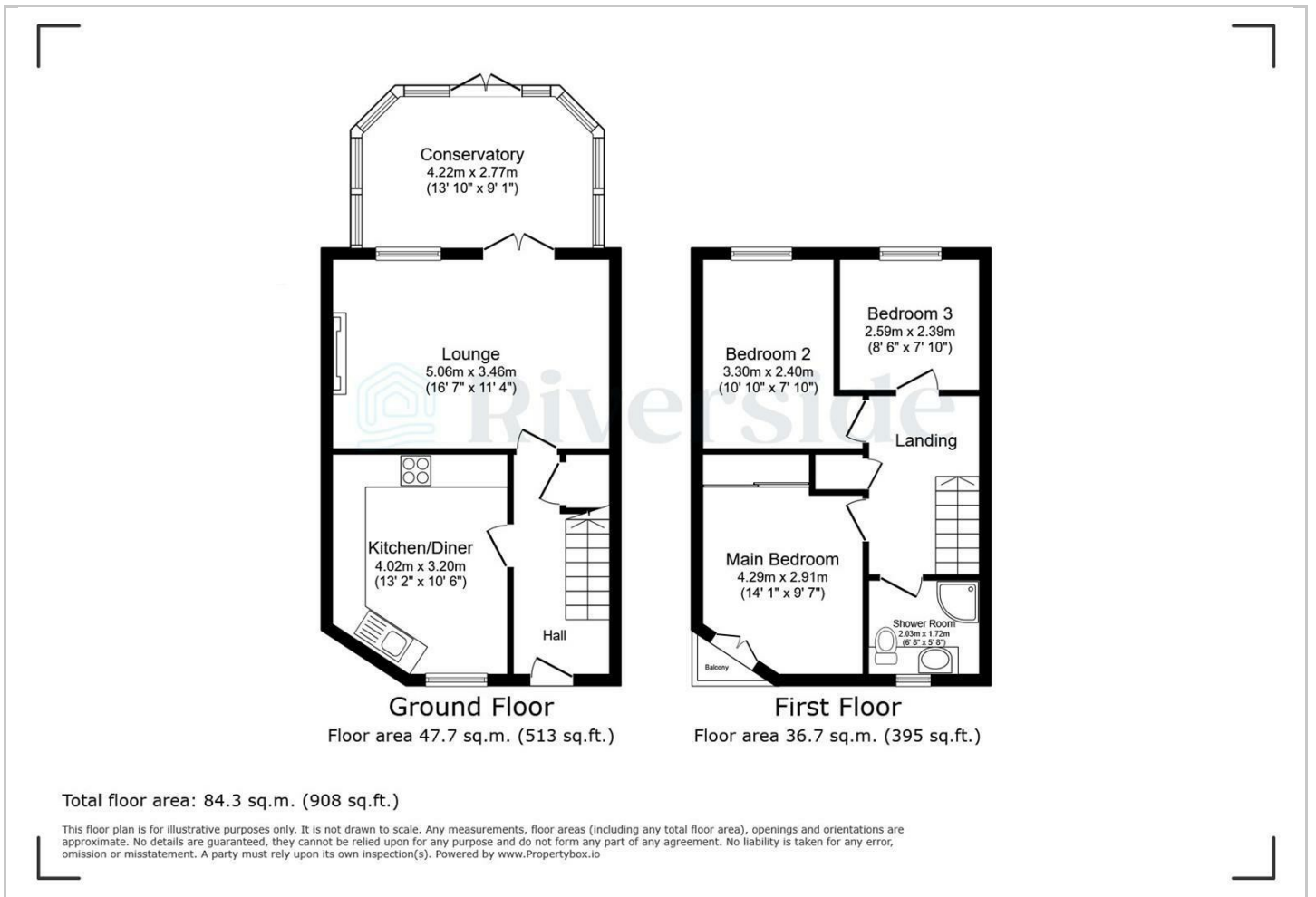
Hybrid Map



Terrain Map



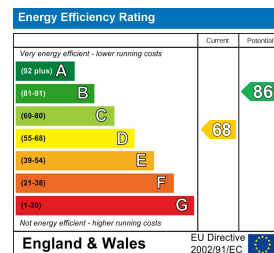
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.