



2 Bed Terraced House

£119,950



Chestnut Grove, Garden Village, Hull, HU8 8QL

A superb starter home or investment property which is perfectly placed within the highly sought after Garden Village. A lovely tree line avenue of similar houses all with charm and character typical of this unique residential area.

This lovely property is arranged to 2 floors and briefly comprises of a bright and spacious lounge, breakfast kitchen with a range of matching units and space for a breakfast table. To the 1st floor there are 2 bedrooms and a bathroom with a 3 piece suite.

Outside to the rear is an attractive well stocked garden with patio seating inset and gardeners shed. Additionally as one would expect there is a gas central heating system and double glazing.

This appealing property is offered with vacant possession on completion and no chain involved. One not to be missed!

Key Features

SUPERB STARTER HOME OR INVESTMENT

2 BEDROOMS

BREAKFAST KITCHEN

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

ATTRACTIVE REAR GARDEN

POPULAR RESIDENTIAL AREA

ONE NOT TO BE MISSED

Location

Garden Village is perfectly place for all amenities much needed for day to day living with the busy local shopping area along the neighbouring Holderness Road. There are busy local independent traders, well know high street supermarkets and retail parks all within a very short distance from the property. East Park is close by as is the Woodford Sports and Leisure centre with a gym, pool etc. Other amenities include a post office, library and health centre. For those wishing to spend quality leisure time with friends and family there are many busy public houses and family restaurants close by. Regular public transport connections create easy access to the city centre and surrounding areas. All in all a great place to live!

Property Description

Ground Floor

Entrance/Cloaks Vestibule - Multi paned front entrance door.
Staircase off to 1st floor.

Lounge - 13' 11" x 12' 11" (4.26m x 3.96m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Ornate fireplace with matching back & hearth housing a stone pebble effect electric fire.
Radiator.
Mid level picture rail.
Coving.
Understairs meter/storage cupboard.
Cloaks area.

Breakfast Kitchen - 12' 2" x 10' 1" (3.72m x 3.08m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Range of matching base, drawer and wall mounted units.
Roll edged laminate work surface housing a single drainer sink unit with a tiled splash back surround.
Space for cooker.
Plumbing for automatic washing machine.
Space for upright fridge freezer.
Space for dining table.
Radiator.
Glazed partitioned screen window.

Rear Entrance Porch - Part glazed rear entrance door.

Bedroom 2 - 13' 7" x 8' 4" (4.16m x 2.56m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.



Cupboard housing the gas central heating boiler.
 High level picture rail.
 Radiator.

First Floor

Bedroom 1 - 11' 9" x 10' 6" (3.59m x 3.22m) To extremes and plus recess.

Double glazed window with aspect over the front garden area.

Single built in storage cupboard.

Double walk in wardrobe with shelf and hanging rails.

Bathroom - White 3 piece suite comprising of panelled bath with an electric shower over and a contrasting tiled surround, pedestal wash hand basin and low flush WC.

Radiator.

Double glazed opaque window.



Exterior

Outside - To the rear the garden has a full width patio/seating area. There is also an area laid with fine stone chippings for ease of maintenance and to create a further patio seating area. The garden is enclosed with an evergreen hedge screening to the perimeters. There is a lawned area and gardeners shed inset to the boundary with a high level timber boundary fence.



Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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