



SYMONDS + GREENHAM

Estate and Letting Agents



25 Ashwell Avenue, Hull, HU9 5LJ

Offers in the region of £135,000

Symonds and Greenham are delighted to present this three bedroom terraced property, situated on Ashwell Avenue, just off Annandale Road. Recently refurbished to a high standard and presented in excellent condition throughout, the property offers stylish, move in ready accommodation that is likely to appeal to a wide range of buyers.

Located within a popular and established residential area, the property is well placed for a variety of local amenities, including shops, schools and regular transport links. The location also provides convenient access to the surrounding areas and Hull city centre, making it a great option for first time buyers, young families and those looking for a well presented home in a convenient setting.

Internally, the property opens into an entrance hall leading through to a welcoming living room, with a fireplace providing an attractive focal point to the space. The modern kitchen has been recently updated and offers a smart and practical space with plenty of room for everyday cooking and dining.

To the first floor are three good sized bedrooms, providing flexible accommodation for a family, guests or those requiring space to work from home. Completing the first floor is the family bathroom, finished in keeping with the modern presentation found throughout the property.

Externally, the property benefits from a good sized rear garden, providing plenty of space for outdoor seating and entertaining, along with a useful garden shed. There is also a shared passageway providing access from the front of the property through to the rear garden.

With much of the hard work already completed, this is an excellent opportunity to purchase a recently refurbished three bedroom home combining generous accommodation, a good sized garden and a popular residential location.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

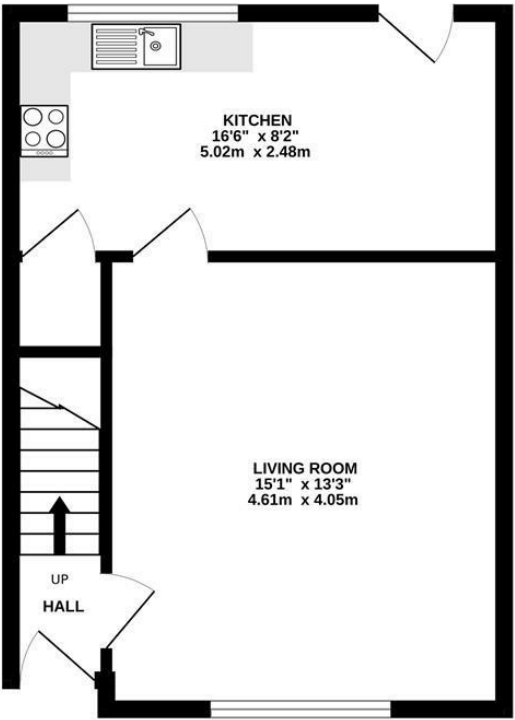
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

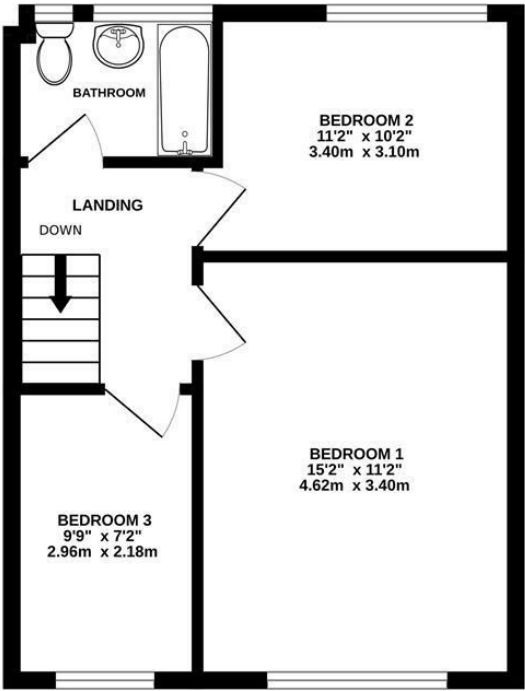
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 807sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

