



SYMONDS + GREENHAM

Estate and Letting Agents



44 Chartwell Gardens, Hull, HU7 3FB

Offers over £270,000

Symonds and Greenham are delighted to present this beautifully presented four bedroom detached family home to the market. Occupying an excellent plot on Chartwell Gardens, within the ever popular Kingswood development, this stylish property is presented over three floors, offering spacious and versatile accommodation that is ready for its next owners to move straight into. Boasting three bathrooms, well proportioned bedrooms and a thoughtfully designed layout, this is an ideal home for growing families seeking both comfort and practicality.

The property briefly comprises an inviting entrance hall, a lovely living room, a modern kitchen diner, utility room and WC to the ground floor. The first floor offers three generous double bedrooms, including a second bedroom with its own en suite, alongside the contemporary family bathroom. Occupying the entire top floor is the impressive primary bedroom, complete with a stylish en suite and excellent fitted cupboard and dressing space.

Externally, the property continues to impress with a fantastic rear garden, perfect for relaxing or entertaining, while a garage and off street parking to the rear provide excellent practicality. Combining generous accommodation, a superb plot and a sought after Kingswood location, this is a home that will appeal to a wide range of family buyers and simply must be viewed.

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 D.

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

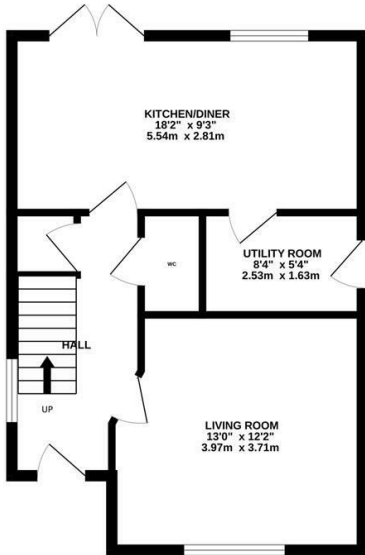
Symonds + Greenham have been informed that this property is Freehold.

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

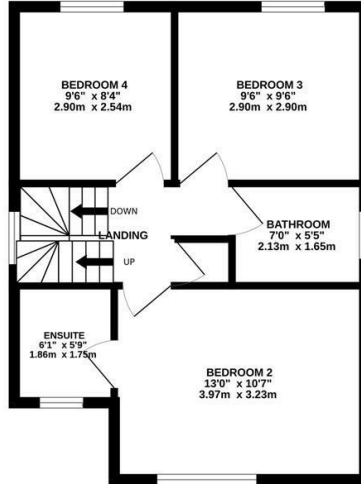
VIEWINGS

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

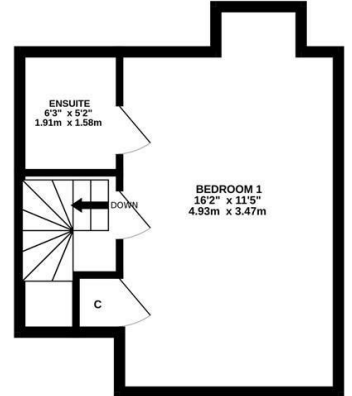
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		75	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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			

