



Chamberlain Road, Hull, HU8 8HP

Welcome to

Chamberlain Road, Hull

PUBLIC NOTICE - 40 Chamberlain Road, Hull, HU8 8HP- We are in receipt of an offer of £120,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.



Lounge

14' 8" max x 11' 9" max (4.47m max x 3.58m max)

Dining Room

10' 7" max x 10' max (3.23m max x 3.05m max)

Kitchen

10' 4" max x 8' 4" max (3.15m max x 2.54m max)

Landing**Bedroom 1**

13' 1" max x 12' 4" max (3.99m max x 3.76m max)

Bedroom 2

12' 5" max x 8' 5" max (3.78m max x 2.57m max)

Bedroom 3

10' 8" max x 10' 6" max (3.25m max x 3.20m max)

Bathroom

10' 8" max x 5' 6" max (3.25m max x 1.68m max)

Agent's Note:

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

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Chamberlain Road, Hull

- THREE SPACIOUS BEDROOMS
- SEPARATE LOUNGE AND DINING ROOM
- COUNCIL TAX BAND: B
- PRIVATE REAR GARDEN
- CHAIN-FREE

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£129,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123524



Property Ref:
HDR123524 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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