



SYMONDS + GREENHAM

Estate and Letting Agents



27 Southwood Road, Cottingham, HU16 5AJ

Offers over £350,000

Symonds and Greenham are delighted to present this beautifully styled three bedroom semi detached home on Southwood Road, located in the highly sought after village of Cottingham.

This fantastic property enjoys a prime position close to the wide range of amenities the village has to offer, including shops, cafés, restaurants and well regarded schools. Offering spacious and immaculately presented accommodation throughout, this delightful home is perfectly suited to modern family living.

The accommodation briefly comprises a welcoming entrance hall leading into a charming living room featuring a bay window and a cosy log burner, creating a warm and inviting space to relax. To the rear of the property is a superb open plan kitchen, dining and family area, providing a wonderful sociable space that is ideal for both everyday living and entertaining. A convenient ground floor shower room completes the downstairs accommodation.

To the first floor are three immaculate double bedrooms, all beautifully presented and offering generous proportions, along with a lovely family bathroom finished to a high standard.

Externally, the property benefits from a delightful and well maintained rear garden, providing an ideal space for relaxing or enjoying time outdoors with family and friends. A garage offers additional storage or parking, while the front and side driveway provides ample off street parking. A lawned front garden further enhances the property's kerb appeal.

A superb family home in one of Cottingham's most desirable locations — early viewing is highly recommended.

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.

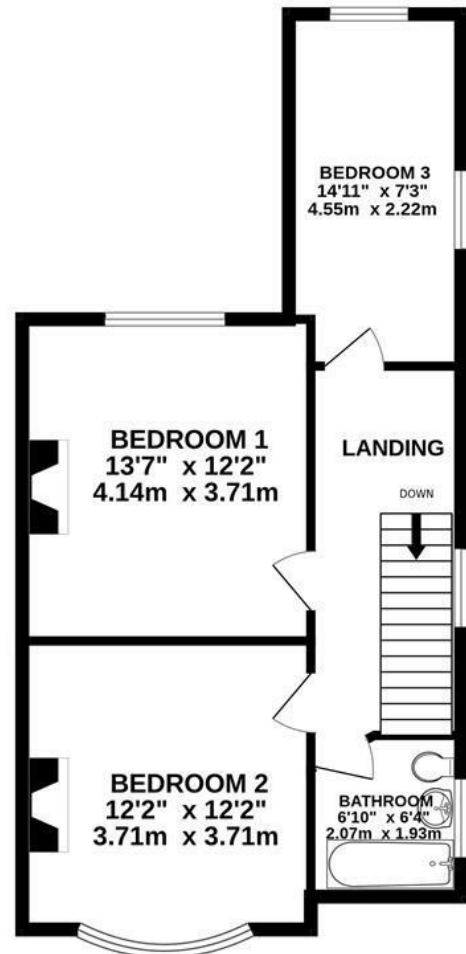
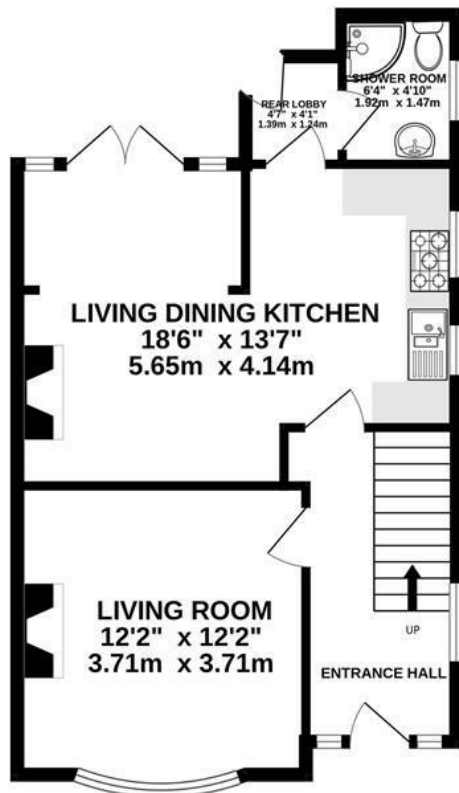
TENURE

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.



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			
(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	

