



28 Wivern Road, Hull, HU9 4HR

£110,000

Brought to the market with no chain involved! This two bedroom end of terrace property is an ideal first home! Benefiting from a private driveway to the front! Situated in this popular residential location close by to local amenities and bus links. Installed with gas central heating & double glazing. Accommodation briefly comprises; entrance hallway, through lounge and kitchen to the ground floor. The first floor comprises; landing, two bedrooms and a bathroom. To the front of the property is a private driveway. To the rear is a large fully enclosed garden mostly laid to lawn with storage shed.

Ground floor

Entrance hallway

With entrance door, laminate flooring, radiator, stairs off and doors to:

Through lounge

With window to the front, laminate flooring, x2 radiators, feature fireplace and French doors to the rear.

Kitchen

With window to the rear, laminate flooring, vertical radiator, range of wall & base units with contrasting work surface & tiling to splash backs, electric oven, gas hob, extractor hood, sink unit with mixer tap, space for fridge freezer and rear door.

First floor

Landing

With window to the side, carpet flooring and doors to:

Bedroom

With window to the front, carpet flooring, radiator and storage cupboard.

Bedroom

With window to the rear, carpet flooring, radiator and storage cupboard.

Bathroom

With windows to the side, tiled flooring, vertical radiator, tiled walls, storage cupboard, low flush w/c, vanity hand wash basin, panel enclosed bath and independent shower unit.

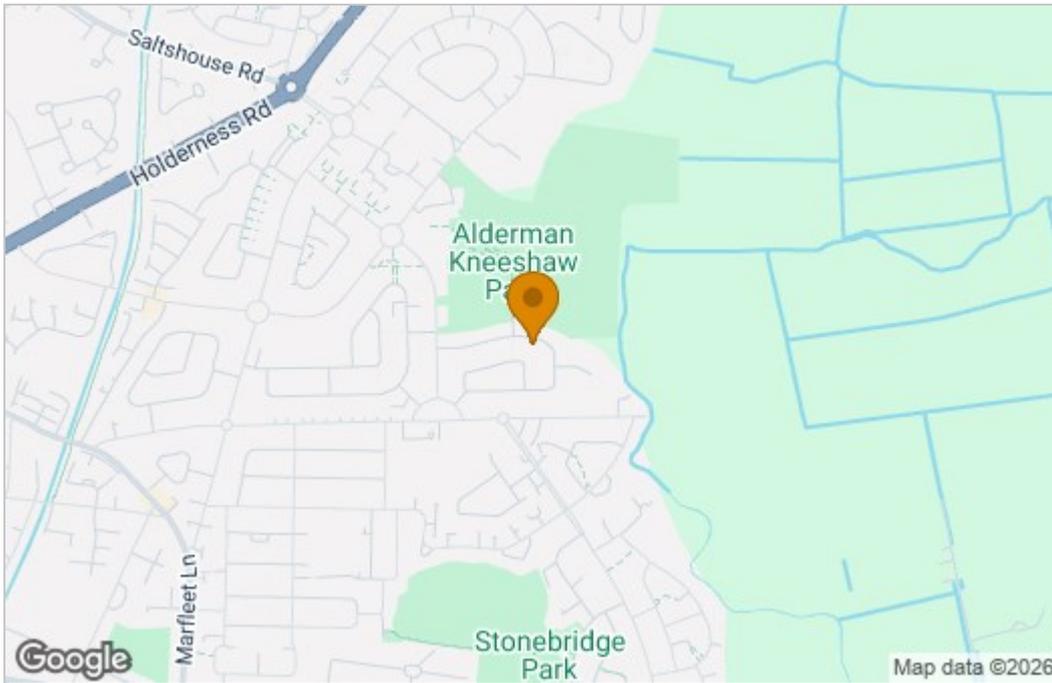
Exterior

To the front of the property is a private driveway. To the rear is a large fully enclosed garden mostly laid to lawn with storage shed.

Floor Plan



Area Map



Energy Efficiency Graph

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.