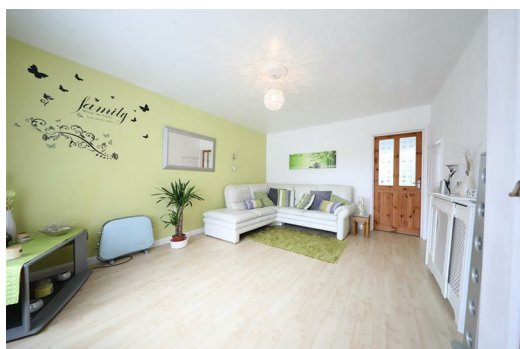




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **20 Tedworth Road, Hull, East Yorkshire HU9 4BD**

### **Offers over £90,000**

**ATTENTION FIRST TIME BUYERS - THREE BED MID-TERRACED HOME - READY TO MOVE INTO - STUNNING REAR GARDEN**

This mid-terraced home is located on the popular East Hull estate of "Bilton grange" home to well regarded schools and local amenities including supermarkets, public houses and bakeries. The property would be perfect for a first time buyer however due to its size it could also be suitable for a family. The property boasts a gorgeous rear garden and internally briefly comprises entrance hall, lounge, kitchen, two double bedrooms, a single third bedroom, a first floor family bathroom and separate WC.

**GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!**



## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor and door to...

### LOUNGE

15' max x 11'8 max (4.57m max x 3.56m max)

With understands cupboard and door to...



### KITCHEN

14'11 max x 8'2 max (4.55m max x 2.49m max)

With a range of eye level and base level units with complementing work surfaces, sink and draining unit, double electric oven, induction hob with overhead extractor fan, space for under-counter fridge, plumbing for washing machine and door to rear garden.



## FIRST FLOOR

### BEDROOM 1

14'6 max x 9'11 max (4.42m max x 3.02m max)

with storage cupboard



### BEDROOM 2

9'11 max x 8'10 max (3.02m max x 2.69m max)

with storage cupboard



### BEDROOM 3

11'1 max x 7'1 max (3.38m max x 2.16m max)



### BATHROOM

With pedestal handbasin and panelled bath with overhead shower, floor to ceiling tiles



### UPSTAIRS WC

with low level WC and floor to ceiling tiles.

### OUTSIDE

The front garden is mainly laid with gravel with a side passage, with security lighting, to the rear garden.

The rear garden benefits from security lighting and is mainly laid to lawn with a paved patio area, a greenhouse and a brick outhouse with power supply.



#### CENTRAL HEATING

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

#### DOUBLE GLAZING

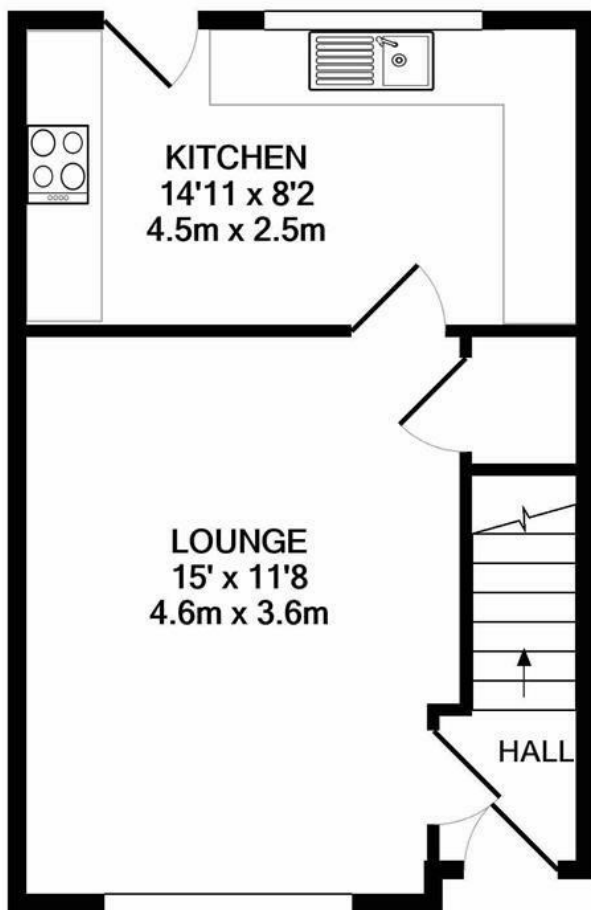
The property has the benefit of double glazing.

#### DISCLAIMER

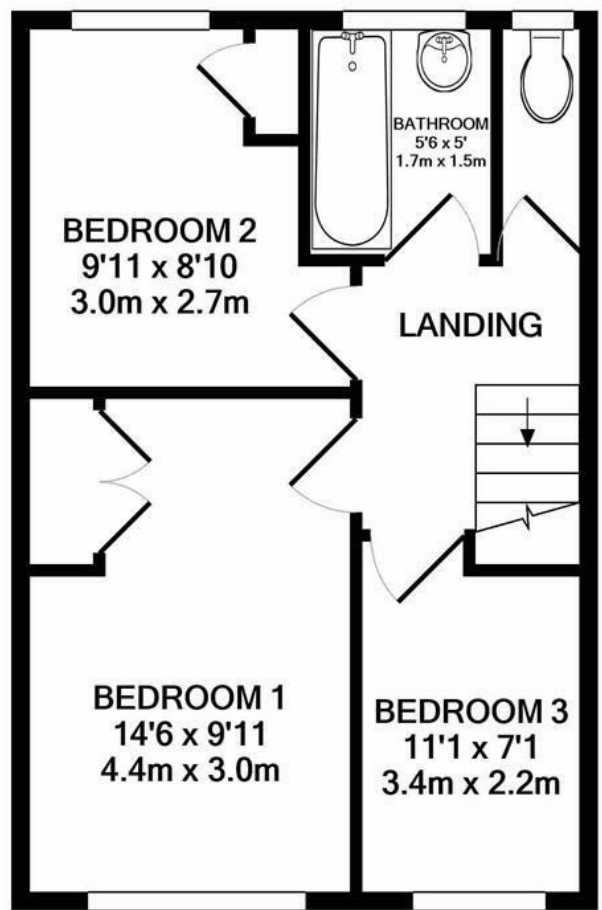
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### VIEWINGS

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



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (69.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

