



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **10 Victoria Gardens, Victoria Avenue, Hull, East Yorkshire HU5**

**3ED**

**£150,000**

BEAUTIFUL TRADITIONAL THREE BED HOME IN SOUGHT AFTER AVENUES LOCATION WITH ORIGINAL FEATURES THROUGHOUT AND FRONT AND REAR GARDENS

This delightful home is situated among the popular 'Avenues' area between Princes Avenue and Chanterlands Avenue close to well regarded schools and local amenities including supermarkets, cafes and restaurants. The property is full of charm, character, original features and would be perfect for a small family or first time buyer. It is well decorated throughout, has been improved by its current owners to an exceptional standard and boasts three bedrooms and a spacious family bathroom to the first floor and entrance hall, cosy living room, spacious dining room, modern kitchen and convenient utility room and WC to the ground floor. The property also benefits from front and rear gardens providing the perfect space to relax or entertain in those summer months.

HOMES IN THIS LOCATION DONT HANG AROUND FOR LONG....GET YOUR VIEWING BOOKED TODAY!

## GROUND FLOOR

### ENTRANCE HALL

With stairs to the first floor, door to the dining room and door to the...

### LIVING ROOM

12'2 max x 13'8 max (3.71m max x 4.17m max )

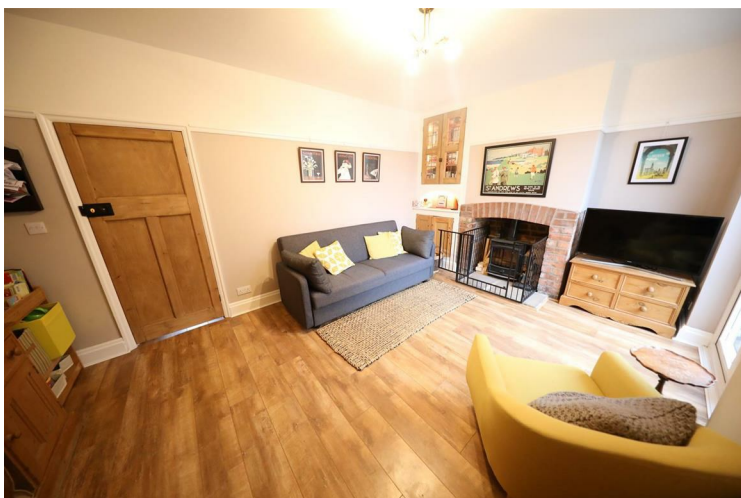
With bay window and gas fireplace



### DINING ROOM

16'11 max x 11'6 max (5.16m max x 3.51m max )

With log burner and door to the...



### KITCHEN

A modern bright kitchen suite with a range of eye level and base level units with complimentary work surfaces, Electric oven, gas hob with overhead extractor fan, integrated fridge freezer, integrated dishwasher, ceramic sink and drainer unit, Velux skylight window and door to the...



### UTILITY ROOM

With base level units and complementing work surface, stainless steel sink and drainer unit, plumbing for washing machine, door to the rear garden and door to the...



### DOWNSTAIRS WC

A convenient downstairs toilet with low-level WC



## FIRST FLOOR

### LANDING

### BEDROOM ONE

12'2 max x 13'8 max (3.71m max x 4.17m max )

An excellent sized double bedroom with bay window and fitted wardrobes



### BEDROOM TWO

8'8 max x 11'2 max (2.64m max x 3.40m max )

A second good-sized double bedroom



### BEDROOM THREE

5'5 max x 5'5 max (1.65m max x 1.65m max )



### BATHROOM

A spacious bathroom suite with low-level WC, pedestal handbasin, corner shower cubicle with overhead shower attachment, panelled bath with mixer tap and shower attachment and tiles to splashback areas



### OUTSIDE

The front and rear gardens are mainly laid to lawn and enclosed by timber fencing. There is a block paved patio to the rear ideal for BBQs or entertaining guests throughout the summertime.



### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

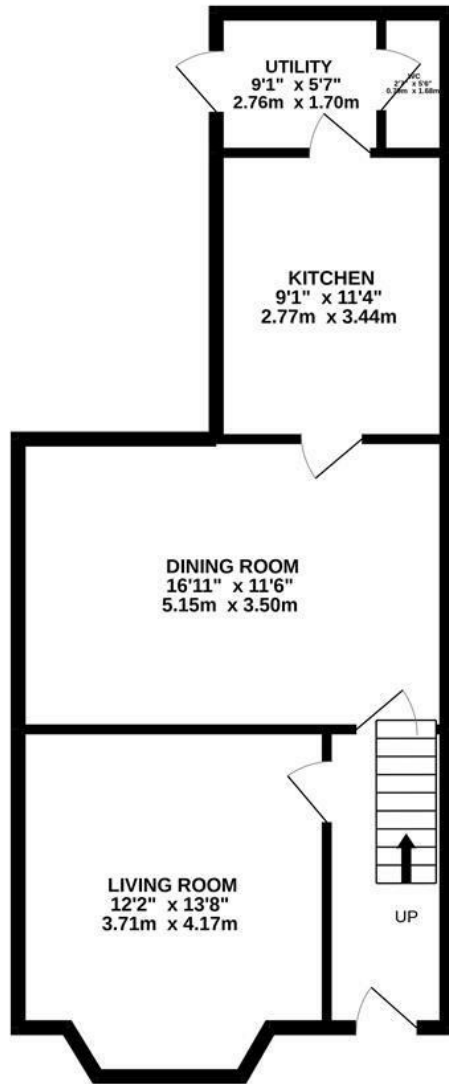
### VIEWINGS

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

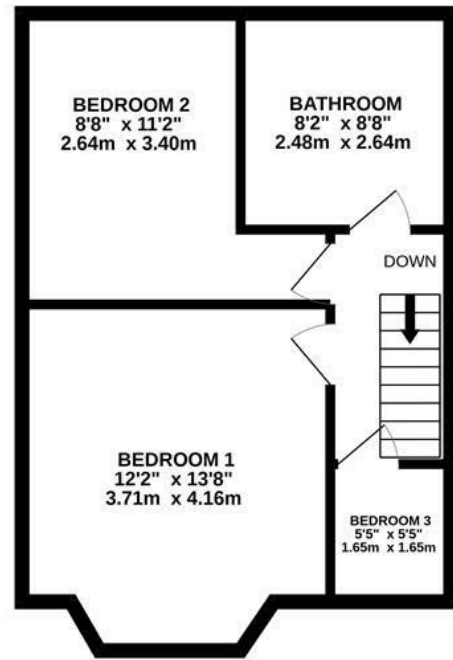
### DISCLAIMER

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.

GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.

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
	80
50	

Very energy efficient - lower running costs

(82 plus) **A**

(81-81) **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

(82 plus) **A**

(81-81) **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