



SYMONDS + GREENHAM

Estate and Letting Agents



227 Victoria Avenue, Hull, HU5 3EF

£225,000

SUPERB THREE-BEDROOM HOME IN THE HEART OF THE AVENUES – TWO RECEPTION ROOMS – LARGE SOUTH-FACING GARDEN – OFF-STREET PARKING TO THE REAR

Situated on the ever-popular Victoria Avenue in the heart of Hull's sought-after Avenues area, this fantastic three-bedroom terraced home offers generous living space, a superb south-facing garden and the rare added benefit of off-street parking to the rear.

Perfectly positioned for those wanting to enjoy everything this vibrant area has to offer, the property is just moments from an excellent selection of independent cafés, bars, restaurants and local amenities, while also benefiting from convenient transport links into Hull city centre.

The accommodation offers plenty of space for both everyday family life and entertaining, with two generous reception rooms providing flexible living and dining areas. The property also boasts three well-proportioned bedrooms, making it an ideal choice for families, professionals or anyone looking for a characterful home in one of Hull's most desirable locations.

Outside is where this home really stands out. The large south-facing rear garden provides a fantastic space to enjoy the sunshine, entertain friends and family or simply relax during the warmer months. To the rear, the property also benefits from its own off-street parking space – a particularly valuable feature in this popular location.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C

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.

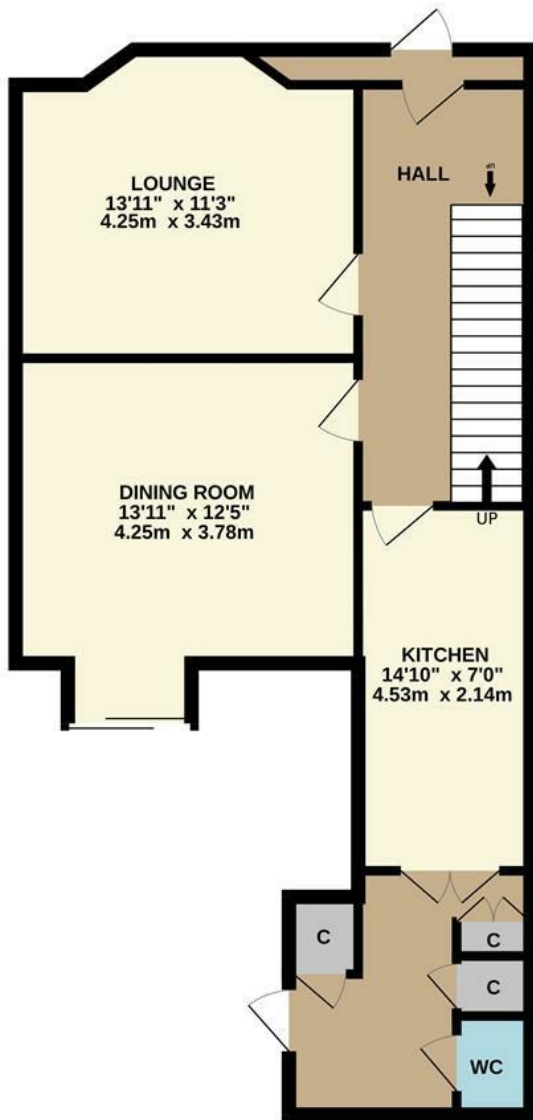
VIEWINGS

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

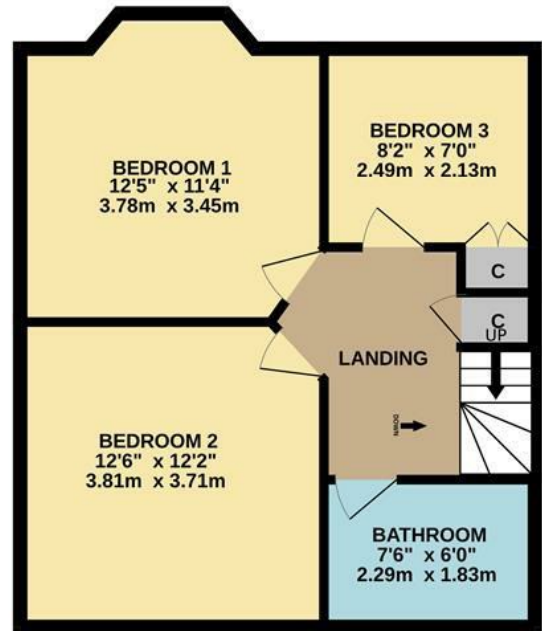
DISCLAIMER

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



1ST FLOOR



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			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	
(92 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	

