



SYMONDS + GREENHAM

Estate and Letting Agents



54 Chestnut Grove, Hull, HU8 8QN

Offers over £260,000

Symonds and Greenham are delighted to present this superb five bedroom end terraced home, situated on Chestnut Grove in the highly sought after Garden Village. Extended to both the side and rear, this deceptively spacious property offers an abundance of versatile living accommodation, a fantastic south facing garden and a substantial detached annex, creating a home with so much more to offer than first meets the eye!

Step inside and discover a home designed with family living in mind. The ground floor begins with an entrance porch leading into a cosy living room, flowing through to the kitchen and adjoining wrap around reception room, which creates a fantastic sense of space, with doors opening directly onto the sunny rear garden. The property continues to impress with a further versatile living area, an additional snug or potential bedroom and a spacious family bathroom.

Upstairs, five generously sized bedrooms provide plenty of space for family and guests, complemented by a separate WC and a substantial loft offering excellent additional storage.

Outside is where this property really comes into its own! The generous south facing rear garden provides a wonderful setting for summer gatherings, family barbecues and enjoying the sunshine. A real highlight is the substantial detached annex, complete with plumbing and electrics, currently incorporating a treatment room and WC. This fantastic additional space offers endless possibilities, particularly for those looking to run a business from home or create a dedicated workspace. To the front, a driveway provides convenient off street parking.

Situated in the ever popular Garden Village, close to well regarded schools, local amenities and transport links, this is a home bursting with space and possibilities. With so much to offer, viewing is essential to truly appreciate everything this fantastic property has to offer.

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 B.

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

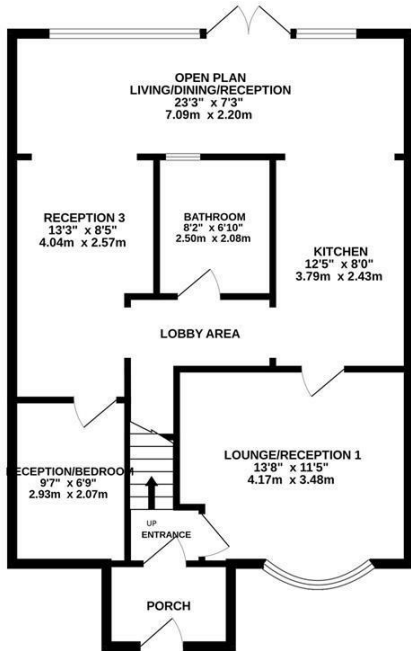
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

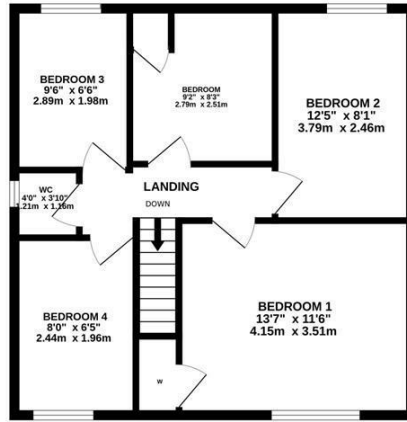
VIEWINGS

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

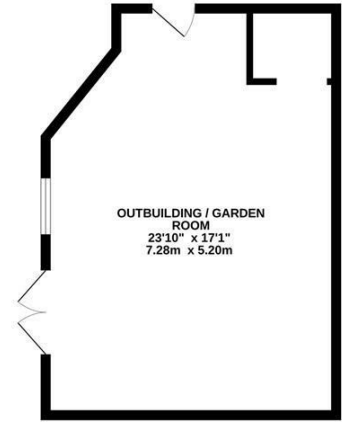
GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



OUTBUILDING
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 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
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		73	
(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	

