



**SYMONDS + GREENHAM**

Estate and Letting Agents



## 6 Camborne Grove, Hull, HU8 8HX

### £140,000

TWO-BEDROOM MID-TERRACE HOUSE IN QUIET CUL-DE-SAC - MODERNISED RECEPTION ROOM, LARGE KITCHEN WITH UTILITY, SPACIOUS BATHROOM - UPSTAIRS REQUIRES FINISHING - MATERIALS INCLUDED - REAR GARDEN WITH DECKING, BAR, AND WORKSHOP - CLOSE TO SCHOOLS, SHOPS, AND AMENITIES OFF HOLDERNESS ROAD

Nestled in the charming cul-de-sac of Camborne Grove, Hull, this delightful two-bedroom mid-terrace house offers a wonderful opportunity for those looking to create their ideal home. The property has been thoughtfully modernised, featuring a spacious reception room that serves as an inviting space for both entertaining guests and enjoying quiet evenings in. A large kitchen with utility room. The generously sized bathroom is equipped with both a bath and a shower, ensuring comfort and convenience for all residents.

While the upstairs area requires some improvements, the materials needed to complete these renovations are readily available, allowing you to personalise the space to your liking. This potential for transformation makes the property particularly appealing to first-time buyers or investors. One of the standout features of this home is the rear garden, which boasts a lovely decking area, perfect for summer gatherings. Additionally, the garden includes a bar for socialising and a workshop for those who enjoy DIY projects or hobbies. This outdoor space is ideal for entertaining friends and family during the warmer months.

Conveniently located off Lamorna Avenue and Chamberlain Road, the property benefits from its proximity to local facilities and schools, ensuring that everyday amenities are easily accessible. For a wider selection of shops and services, Holderness Road is just a short distance away.

## 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 "A"

## 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

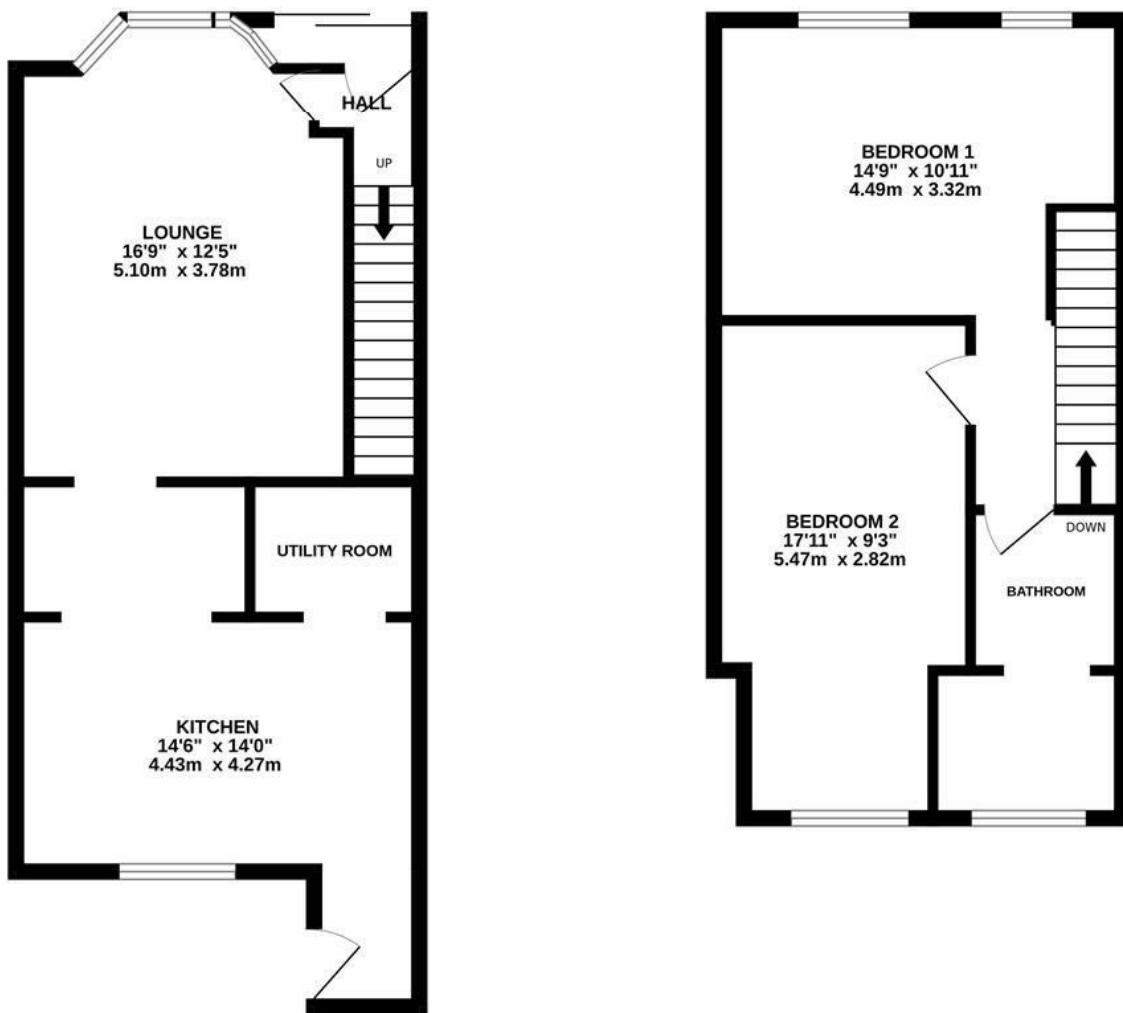
The property has the benefit of double glazing.

## TENURE

Symonds + Greenham have been informed that this property is Freehold

## VIEWINGS

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



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 not 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			
(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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

