



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 42 Brockenhurst Avenue, Cottingham, Yorkshire HU16 4PD

### Offers over £140,000

STYLISH AND BEAUTIFULLY MAINTAINED TWO-BEDROOM HOME OFFERING MODERN OPEN-PLAN LIVING, GENEROUS DOUBLE BEDROOMS, AND OFF-STREET PARKING, PERFECTLY SITUATED IN THE HEART OF COTTINGHAM—READY TO MOVE STRAIGHT INTO AND ENJOY.

Nestled on Brockenhurst Avenue in Cottingham, this charming two-bedroom mid-terrace house offers an excellent opportunity for those seeking modern living in a vibrant community. The property has been thoughtfully maintained, ensuring it is ready for its new owner to move in without the need for any further investment.

Upon entering, you will be greeted by an inviting open-plan living area that seamlessly flows into a delightful dining space, leading onto a beautiful kitchen filled with natural light. This area is perfect for both relaxation and entertaining, providing a warm and welcoming atmosphere. The property features two generously sized double bedrooms, offering ample space for rest and relaxation. Additionally, there is a versatile area off the main bedroom, which can be utilised as a study or nursery, catering to your personal needs.

Convenience is further enhanced by a well-appointed bathroom located on the ground floor, making daily routines effortless. Outside, the rear garden is a lovely lawned space complete with a patio area, ideal for enjoying the outdoors during warmer months. The front of the property offers off-road parking for two vehicles, a valuable asset in this sought-after location.

Situated just off Inglemire Lane, residents will benefit from a variety of shops and amenities within easy reach, while the bustling centre of Cottingham is only a short drive away. This property truly encapsulates modern living with a touch of charm, making it an ideal place to call home. Do not miss the opportunity to make Brockenhurst Avenue your own; it is a perfect blend of comfort and convenience in a lovely neighbourhood.

### 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

Please note that Japanese Knotweed has been identified within the boundary of the property and this is currently going through treatment.

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.

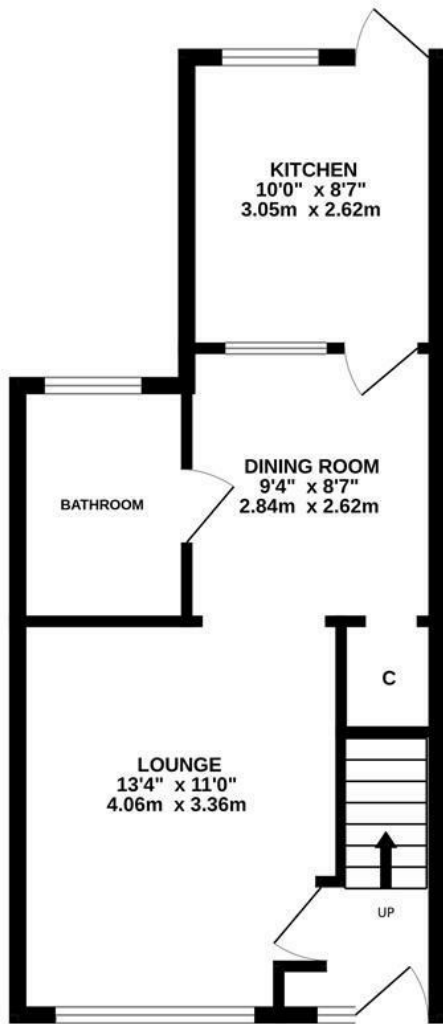
### TENURE

Symonds + Greenham have been informed that this property is Freehold

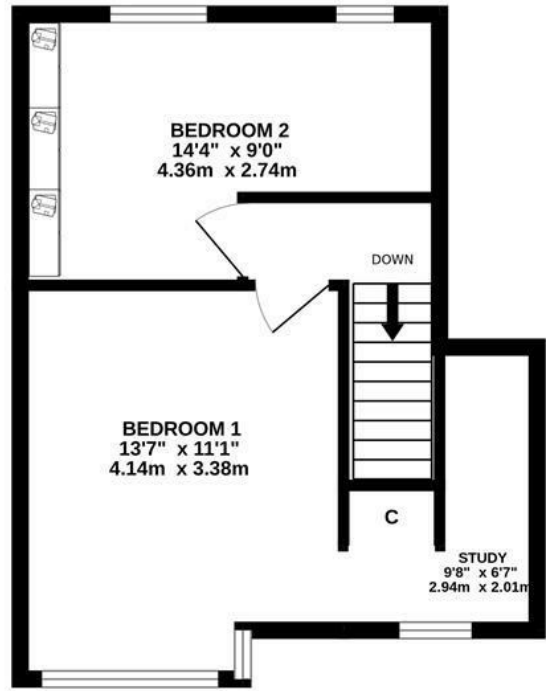
### VIEWINGS

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

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         |  |                                     |                                     |
| <div><div></div><div>(92 plus) <b>A</b></div></div> |  |                                     | <div><div></div><div>88</div></div> |
| <div><div></div><div>(81-91) <b>B</b></div></div>   |  |                                     |                                     |
| <div><div></div><div>(69-80) <b>C</b></div></div>   |  |                                     |                                     |
| <div><div></div><div>(55-68) <b>D</b></div></div>   |  | <div><div></div><div>67</div></div> |                                     |
| <div><div></div><div>(39-54) <b>E</b></div></div>   |  |                                     |                                     |
| <div><div></div><div>(21-38) <b>F</b></div></div>   |  |                                     |                                     |
| <div><div></div><div>(1-20) <b>G</b></div></div>    |  |                                     |                                     |
| Not energy efficient - higher running costs         |  |                                     |                                     |
| England & Wales                                     |  | EU Directive<br>2002/91/EC          |                                     |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |

