



25 Wivern Road, Hull, HU9 4HS

**Offers Over £125,000**

NO CHAIN! Three bedroom end terraced property, ideal for families or investors. Situated in a popular residential location close to local amenities and bus links. Benefiting from gas central heating, double glazing and a large fully enclosed rear garden. Accommodation includes lounge, dining room, kitchen and downstairs W/C.

## Ground floor

### Porch

With entrance door and door to:

### Entrance hallway

With laminate flooring, radiator, stairs off and doors to:

### Living room

With window to the front, carpet flooring and radiator.

### Dining room

With French doors to the rear, laminate flooring and radiator.

### Kitchen

With window to the rear, vinyl flooring, radiator, range of wall and base units with contrasting work surface and splash backs, electric oven, halogen hob, extractor hood, sink unit with mixer tap.

### Outhouse / W/C

With storage room, w/c and access to rear.

## First floor

### Landing

With carpet flooring, window to the side and doors to:

### Bedroom

With window to the front, carpet flooring, radiator and fitted wardrobe.

### Bedroom

With window to the rear, carpet flooring, radiator and fitted wardrobe.

### Bedroom

With window to the front, carpet flooring and radiator.

### Bathroom

With windows to the side, vinyl flooring, heated towel rail, part tiled walls, low flush w/c, pedestal hand wash basin and panel enclosed bath with shower over.

## Exterior

To the front of the property is an easily maintainable garden with path to entry. To the rear is a large fully enclosed garden.

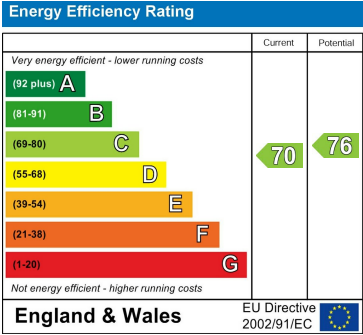
Floor Plan



Area Map



Energy Efficiency Graph



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