



33 Victor Street, Hull, HU9 2EX

£110,000

Brought to the market with NO CHAIN involved! This three bedroom end of terrace property is an ideal investment opportunity! Situated in this popular location close by to local amenities and bus routes. Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance porch / utility area, hallway, dining kitchen, lounge and conservatory to the ground floor. The first floor comprises; landing, three bedrooms and bathroom. To the exterior is a front garden, laid to lawn and path to entry. To the rear is a fully enclosed garden majority laid to lawn.

Ground floor

Entrance porch / utility room

With entrance door, vinyl flooring, radiator wall mounted boiler, windows to sides and plumbing for automatic washing machine

Hallway

With laminate flooring, radiator and stairs off

Dining Kitchen - 2.78m x 4.89m

With window to the front, tiled flooring, range of wall and base units with contrasting work surface. And tiling to splash backs, Belfast sink, electric oven, gas hob , extractor,

Lounge 4.54m x 2.86m

With window to the rear, laminate flooring, radiator and sliding doors to conservatory

Conservatory - 2.65m x 2.85m

With windows to the rear and french doors to rear

Landing

With carpet flooring, storage cupboards and doors to

Bedroom - 2.57m x 3.66m

With window to the rear, carpet flooring and radiator

Bedroom - 1.88m x 2.74m

With window to the rear, carpet flooring and radiator

Bedroom - 1.89m x 4.08m

With windows to the front and carpet flooring

Bathroom - 2.63m x 1.56m

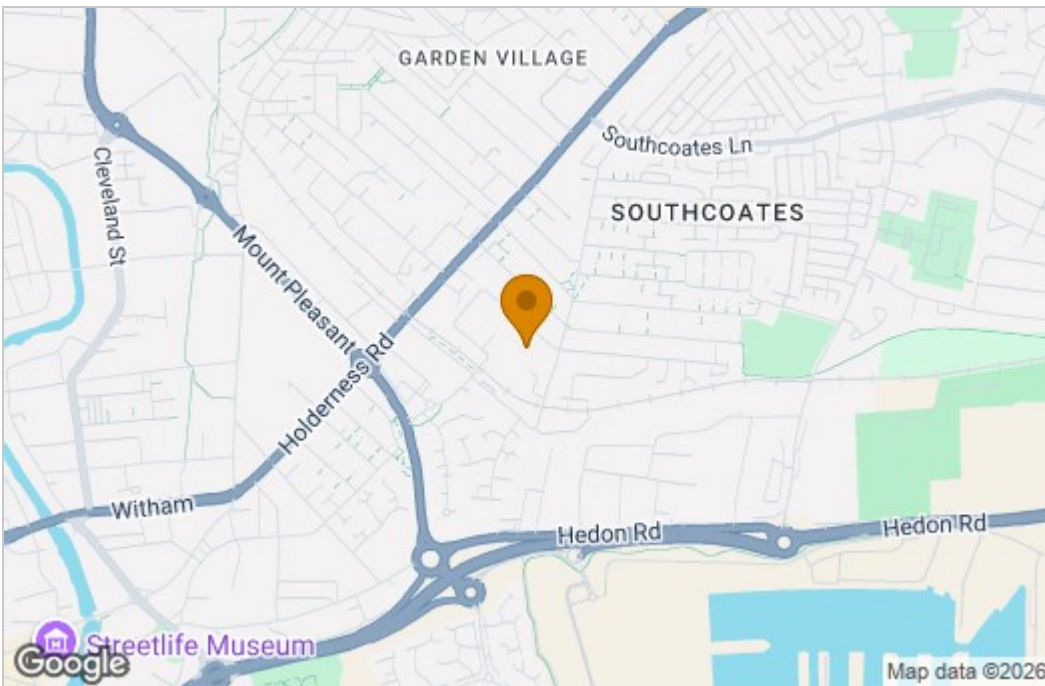
With windows to the front, vinyl flooring, radiator, tiled walls, low flush e/c, vanity hand wash basin and panel enclosed bath with electric shower over.

Exterior


To the exterior is a front garden, laid to lawn and path to entry. To the rear is a fully enclosed garden majority laid to lawn.

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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