



4 Euston Close, Hull, HU3 2PX

£100,000

Brought to the market with NO CHAIN involved! This two bedroom mid terraced property is an ideal investment opportunity! Benefiting from having off street parking to the private driveway! Situated in this popular residential location! Installed with double glazing and electric heaters. Accommodation briefly comprises; entrance hallway, lounge, kitchen, inner hall and brick storage shed to the ground floor. The first floor comprises; landing, two bedrooms, shower room and W/C. To the exterior is a private driveway to the front and a fully enclosed rear garden.

Ground floor

Entrance hallway

With entrance door, carpet flooring, electric heater and doors to:

Lounge 6.26m x 3.47m

With window to the front, carpet flooring and electric heater.

Kitchen 2.96m x 2.71m

With window to the rear, vinyl flooring, range of wall & base units with complimenting work surface, electric oven and door to rear.

Inner hallway

With door to:

Storage shed

Used for storage.

First floor

Landing

With doors to:

Bedroom one 2.87m x 4.61m

With windows to the front, carpet flooring and electric heater.

Bedroom two 3.55m x 2.86m

With window to the rear, carpet flooring and electric heater.

Shower room

With window to the rear, laminate flooring, vanity hand wash basin and walk in shower.

W/C

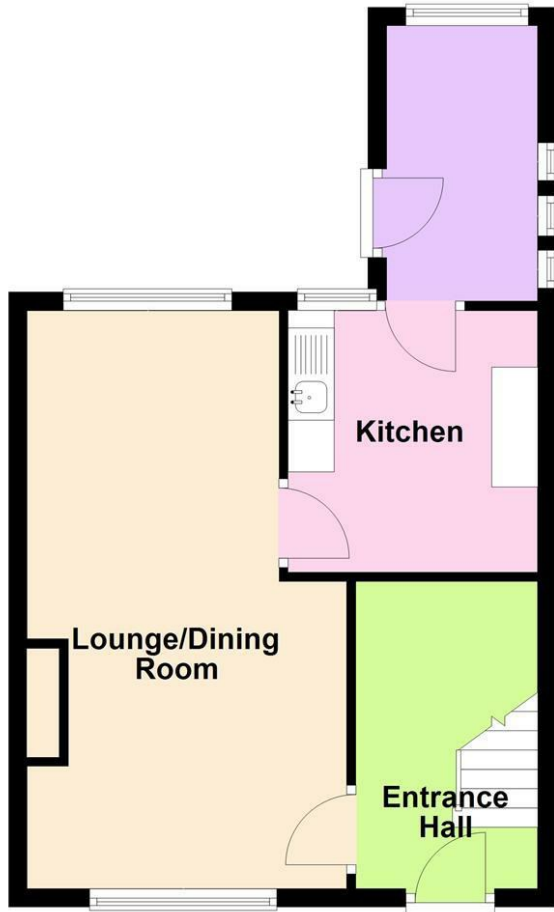
With window to the rear, and low flush w/c.

Exterior

To the exterior is a private driveway to the front and a fully enclosed rear garden.

Floor Plan

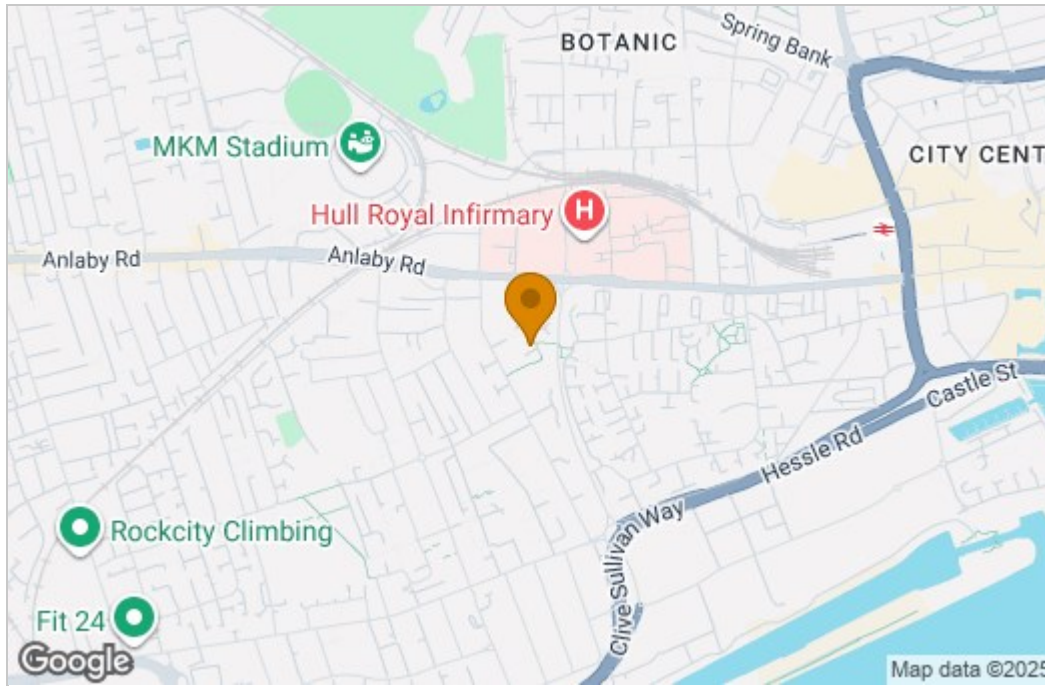
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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