



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 207 Marlborough Avenue, Hull, HU5 3LF Offers over £275,000

AVENUES ALERT - FOUR BEDROOMS - SPACIOUS, OPEN PLAN KITCHEN - SOUTH FACING GARDEN - MULTI FUEL BURNER - MODERN BATHROOM

Symonds and Greenham are delighted to present this exceptional four bedroom terraced property located on the highly sought after Marlborough Avenue. Boasting a desirable location and stylish features, this home offers a comfortable and contemporary living experience. Step inside and greeted by a cosy living room, complete with a multi-fuel burner. This inviting space provides a warm and welcoming atmosphere, perfect for relaxing evenings with family and friends. Adjacent to the living room, is a gorgeous dining room filled with natural light. This well appointed room offers a charming setting for enjoying meals and entertaining guests.

The property features a fabulous modern kitchen with a seating area, designed to meet the needs of the modern homeowner. With its sleek finishes and high-quality appliances, this kitchen provides both functionality and style. The addition of bi-fold doors to the rear brings the outdoors in, allowing for a flow to the garden.

Upstairs, the property boasts four excellent-sized bedrooms, each offering ample space and versatility. These well-proportioned bedrooms provide a comfortable space to relax. Completing the property is a modern bathroom, featuring contemporary fixtures and fittings. This stylish bathroom offers a refreshing space to unwind, providing all the necessary amenities for modern living.

Outside, the property offers a delightful, south facing rear garden. Whether you desire a tranquil retreat or an area for outdoor gatherings, this well kept, low maintenance garden provides the perfect balance of relaxation and practicality.

Marlborough Avenue is highly sought after for its desirable location in the heart of HU5. From local shops to reputable schools and leisure/transport facilities, everything you need is within easy reach, ensuring convenience and



## GROUND FLOOR

### ENTRANCE HALL

a welcoming entrance hall with stairs to first floor and door to...



### LIVING ROOM

12'8 x 8'1 max (3.86m x 2.46m max)

a cosy, well decorated living room with brand new multi fuel burner, bay window and secondary glazed windows



### DINING ROOM

11'9 x 11'5 max (3.58m x 3.48m max)



### W/C

with low level w/c and sink basin with vanity unit



## KITCHEN

20'9 x 11'2 max (6.32m x 3.40m max)

a delightful modern, extended kitchen with a range of eye and base level units with complementing work surfaces, integrated dishwasher, sink basin with drainer unit, integrated double oven, induction hob with overhead extractor fan, plumbing for washing machine and space for American style fridge freezer



## FIRST FLOOR

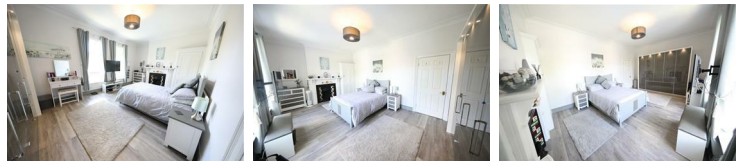
### LANDING



### BEDROOM 1

19'2 x 12' max (5.84m x 3.66m max)

a spacious, well presented primary bedroom with storage cupboard, feature fireplace and secondary glazed windows



### BEDROOM 2

12'0 x 12'0 max (3.66m x 3.66m max)

another good sized double bedroom



### 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.

If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

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

### BEDROOM 3

11'3 x 7'6 max (3.43m x 2.29m max)

a bright, airy double bedroom



### BEDROOM 4

9'4 x 8'2 max (2.84m x 2.49m max)



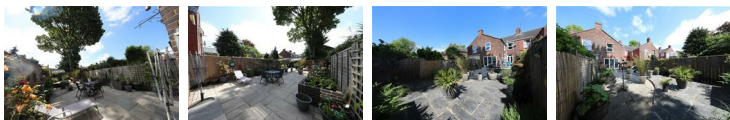
### BATHROOM

a stylish modern suite with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with overhead shower attachment, tiled to splash back areas



### OUTSIDE

a serene Mediterranean style, low maintenance, south facing rear garden, mainly paved with a variety of shrubbery and trees, enclosed by timber fencing



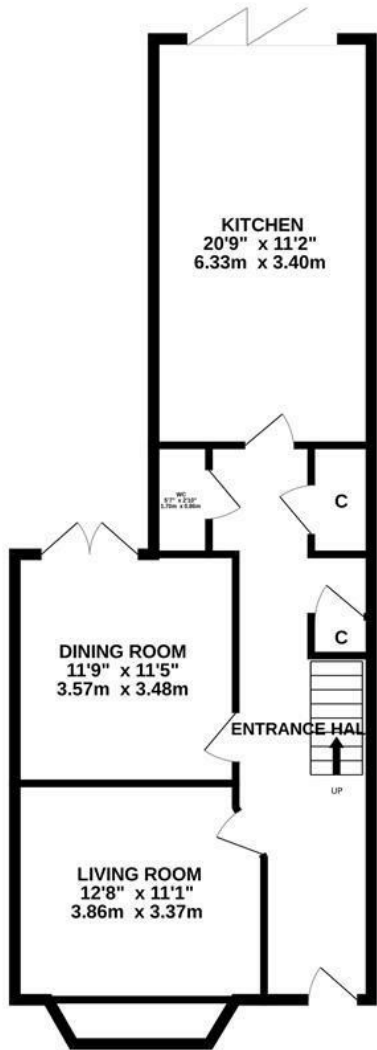
### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

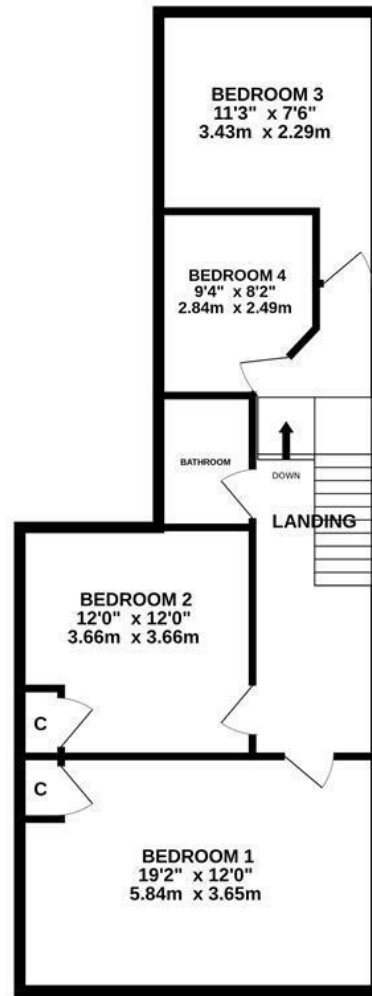
### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.

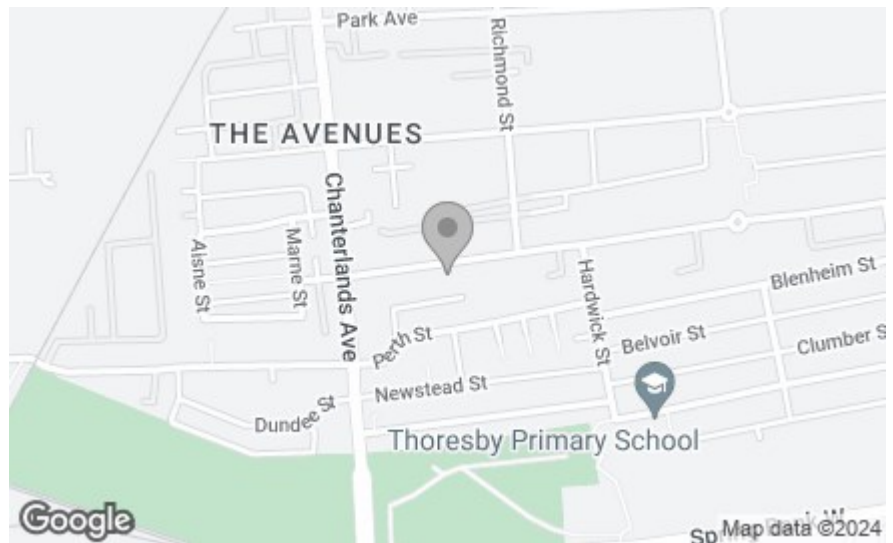


1ST FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 1454 sq.ft. (135.1 sq.m.) approx.

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
	<b>83</b>
<b>68</b>	
<small>Very energy efficient - lower running costs</small> (82 plus) <b>A</b> (81-81) <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> <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	<b>83</b>
<b>68</b>	
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (82 plus) <b>A</b> (81-81) <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> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales	EU Directive 2002/91/EC