



SYMONDS + GREENHAM

Estate and Letting Agents



69 Marlborough Avenue, Hull, HU5 3JR

£340,000

AVENUES ALERT - OUTSTANDING FIVE BED TERRACED - IMMACULATELY PRESENTED - PERIOD PROPERTY - SOUTH FACING REAR GARDEN - NO ONWARD CHAIN

Nestled in the heart of HU5, this outstanding 5 bedroom terraced house on Marlborough Avenue is a true gem. This period property exudes character with its high ceilings and immaculate presentation, making it a delightful family home.

As you step inside, you'll be greeted by a spacious hallway that sets the tone for this outstanding home. The ground floor features two beautiful reception rooms that are perfect for both entertaining and everyday living. The open plan kitchen diner is not only functional but also a welcoming space for family gatherings. A convenient shower room and ample storage complete the ground floor layout.

Venture upstairs to discover 5 excellent bedrooms, each offering its unique charm and versatility. The lovely family bathroom ensures that your daily routines are met with comfort and style, while a separate w/c adds to the convenience of this remarkable home.

Outside, a beautiful south facing rear garden awaits, providing a serene retreat for alfresco living, where you can relax and unwind.

GROUND FLOOR

ENTRANCE HALL



LIVING ROOM

15'8 x 13'4 max (4.78m x 4.06m max)

with traditional fireplace and bay window



RECEPTION ROOM

14'6 x 13'1 max (4.42m x 3.99m max)

with feature fireplace and french doors leading to the rear garden



KITCHEN

13'9 x 13'3 max (4.19m x 4.04m max)

a glorious open plan kitchen diner with a range of eye and base level units with complementing work surfaces, ceramic sink with drainer unit, range oven with gas hob and overhead extractor fan, integrated dish washer, space for fridge freezer, plumbing for washing machine and space for tumble dryer, with french doors opening to the rear garden



DINING AREA

13'3 x 11'5 max (4.04m x 3.48m max)



SHOWER ROOM

with low level w/c, pedestal sink basin, heated towel rail and corner shower cubicle



FIRST FLOOR

LANDING



BEDROOM 1

16'4 x 13'5 max (4.98m x 4.09m max)

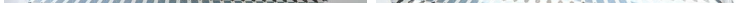
a generous primary bedroom with storage cupboard and bay window



BEDROOM 2

14'6 x 13'1 max (4.42m x 3.99m max)

a fantastic double bedroom with storage cupboard





BEDROOM 3

13'3 x 11'9 max (4.04m x 3.58m max)

another good sized double bedroom with bay window



BEDROOM 4

9'4 x 8'9 max (2.84m x 2.67m max)

with fitted cupboard



BEDROOM 5

9'3 x 6'9 max (2.82m x 2.06m max)



BATHROOM

a spacious family bathroom with heated towel rail, sink basin with vanity unit and panelled bath with overhead shower attachment and tiles to splash back areas



W/C

with low level w/c



OUTSIDE

a beautiful south facing rear garden, mainly laid to lawn with paved patio and gravelled border, side return and bar structure and storage shed, enclosed by brick wall and 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 "A" (change as needed).

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.

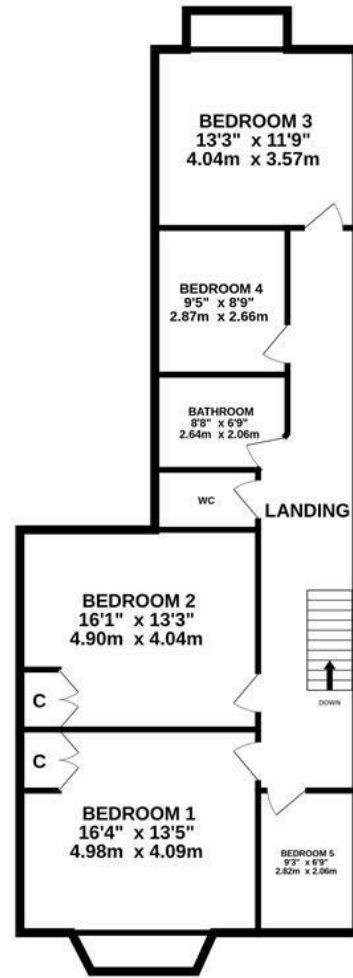
TENURE

Symonds + Greenham have been informed that this property is Freehold.

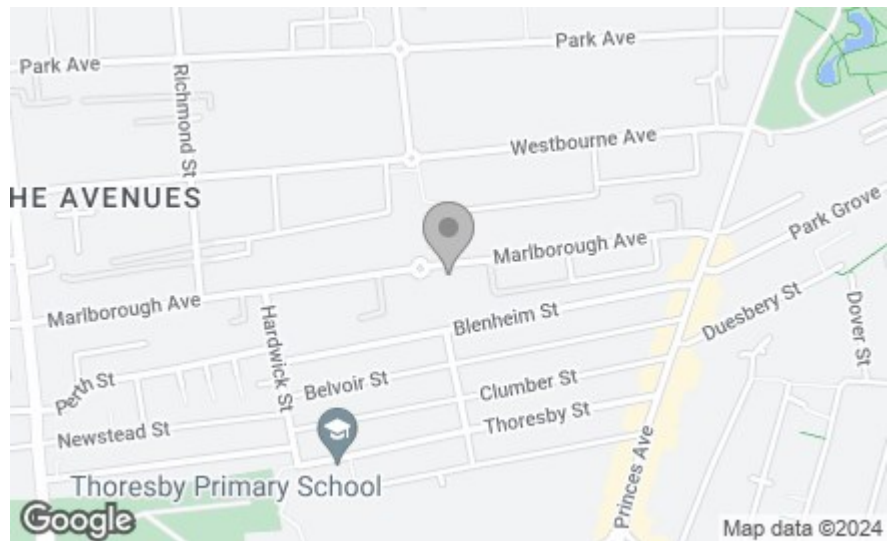
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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



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
	82
66	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC