



**Marlborough Avenue, Hull HU5 3JR**



**welcome to**

## **Marlborough Avenue, Hull**

Located off Princes Avenue, this 5-bedroom mid terrace property is situated in a highly sought after location and is close to an array of local amenities



### Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor, a radiator and access to the lounge and kitchen.

### Lounge

15' 6" x 14' 9" ( 4.72m x 4.50m )

With a feature fireplace containing a log burner and a tiled hearth, a radiator, a ceiling rose, decorative coving and a bay sash window to the front.

### Reception Room

13' 6" x 13' 1" ( 4.11m x 3.99m )

With a log burner, decorative coving, a radiator, hard wood floors and double glazed doors to the rear.

### Kitchen/ Dining Room

31' 7" x 12' ( 9.63m x 3.66m )

Housing a fitted kitchen with base units, contrasting work surfaces, a ceramic sink and drainer unit, a large cooker, a cooker hood, a fridge freezer, space for appliances, built in storage cupboards, an open fire place, a radiator and double doors to the rear.

### Ground Floor W/C

With a W/C, a wash hand basin and a chrome ladder radiator.

### Landing

A split level landing with a radiator, a sky light and access to the bedrooms and bathroom.

### Bedroom 1

15' 7" x 13' 7" ( 4.75m x 4.14m )

With a feature fireplace with hearth, a radiator, a built in storage cupboard and a bay sash window to the front.

### Bedroom 2

13' 7" x 13' 2" ( 4.14m x 4.01m )

With a built in storage cupboard, a radiator and a double glazed window to the rear.

### Bedroom 3

11' 10" x 10' 3" ( 3.61m x 3.12m )

With a radiator and a sash window to the side.

### Bedroom 4

8' 2" x 10' 4" ( 2.49m x 3.15m )

With a character feature fireplace, a radiator and a double glazed door to the rear opening up onto the Juliet balcony.

### Bedroom 5

9' x 6' ( 2.74m x 1.83m )

With a double glazed window to the front.

### Bathroom

With a W/C, a vanity wash hand basin, a large walk in shower, an extractor fan and a sash window to the side.

### Front Garden

With a path leading to the door, wrought iron fencing and a wrought iron gate.

### Rear Garden

With a lawned area, a paved patio and timber fencing.



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## **Marlborough Avenue, Hull**

- No chain
- Highly sought after location
- Close to local amenities
- Ideal family home
- Easy bus routes into the city centre

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

### **directions to this property:**

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.

offers over  
**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120348 - 0003

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