



- TERRACE PROPERTY
- MODERN KITCHEN
- TWO BEDROOMS
- BEAUTIFUL SOUTH-FACING REAR GARDEN
- TWO RECEPTION ROOMS
- COVERED OUTDOOR SEATING WITH PROPER ROOF

Marlborough Avenue, Hornsea, HU18 1UA

£169,950

2 BEDROOMS

1 BATHROOMS

2 RECEPTION ROOMS

House - Terraced

PROPERTY SUMMARY



Situated on Marlborough Avenue in Hornsea, this well-presented mid-terrace property enjoys a superb position directly onto the Trans Pennine Trail. Offering two bedrooms, two reception rooms and a modern fitted kitchen, the home provides comfortable and practical living space throughout.

To the rear is a particularly attractive south-facing garden, ideal for making the most of sunny days, complete with a covered seating area that can be enjoyed in all weathers. Well maintained and ready to move into, this is an appealing home for first-time buyers, downsizers or anyone looking to enjoy easy access to local amenities and the surrounding countryside and coastline.

EPC - D
Council Tax - A
Tenure - Freehold

Front Garden
Gravelled

Entrance Hall
Entrance door, staircase to first floor, corbels to ceiling, coving to ceiling, dado rail and carpeted flooring.

Lounge
12'0" x 11'8" plus bay
Bay window to front, wooden surround fireplace with open fire and tiled hearth, coving to ceiling and radiator.

Sitting Room
12'4" x 12'1"
French doors to rear, original open fireplace with tiled hearth, coving to ceiling, understairs cupboard, dado rail and radiator.

Breakfast Kitchen
17'8" x 7'10"
Two windows to side aspect and one to rear, door to side into garden. A range of fitted wall and base units with work surfaces, stainless steel sink and drainer unit, built in electric oven and hob with extractor fan, space and plumbing for dishwasher and washing machine, built in fridge/freezer and radiator.

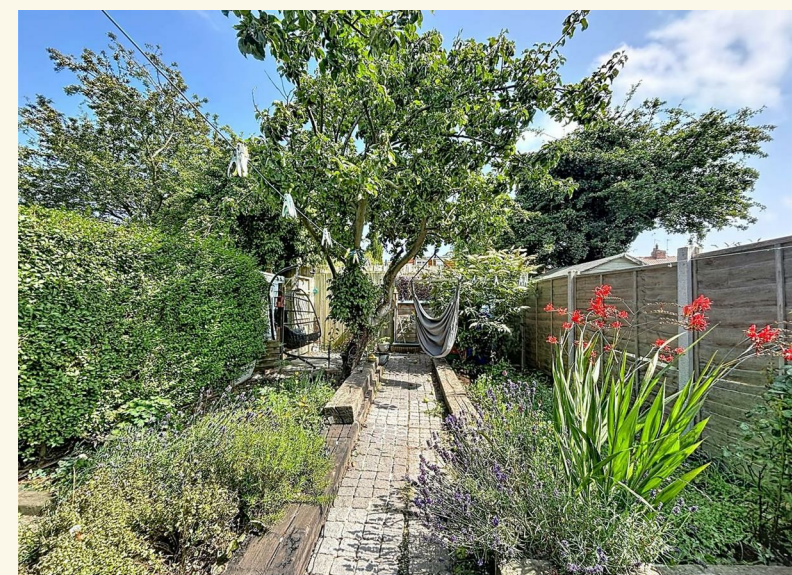
First Floor Landing
Dado rail, spindle banister and loft access.

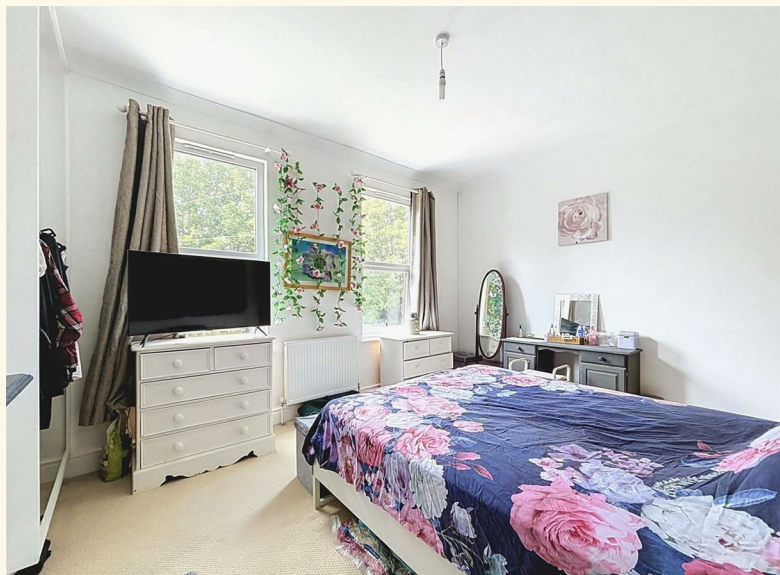
Master Bedroom
14'1" x 11'8"
Two windows to front, original fireplace, coving to ceiling, storage to fireplace eaves and radiator.

Bedroom 2
9'4" x 12'4"
Window to rear, built in wardrobes, coving to ceiling and radiator.

Shower room
7'10" x 7'10"
Window to rear, WC, vanity wash hand basin, step in shower, vinyl flooring, partially panelled walls, built in storage and radiator.

Rear Garden
Mainly paved with raised beds, garden shed, patio seating area proper roof and guttering - perfect for use all year round and fence/hedge boundaries, mature planting, paved yard area to side, feature fruit tree.

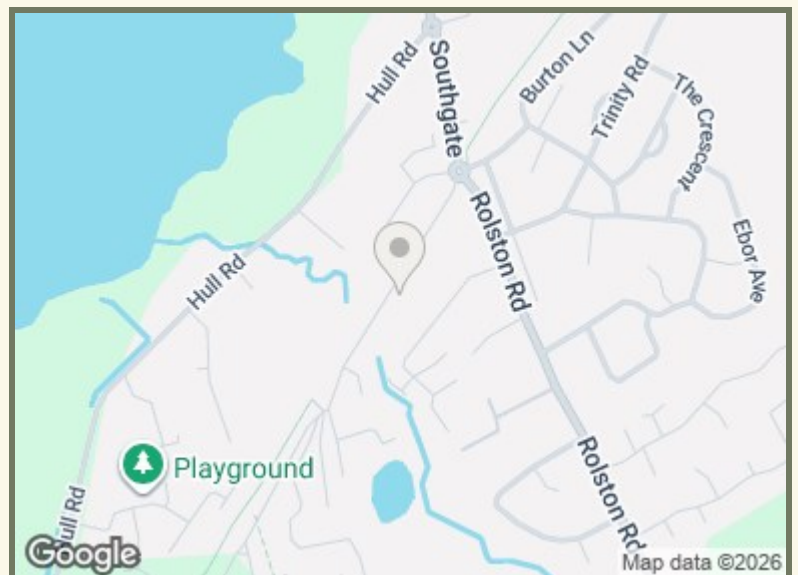




Floorplan, EPC and location



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band - A

Tenure - Freehold

Stylish, charming, and set beside the Trans Pennine Trail – a beautiful terrace offering the perfect blend of modern living and outdoor adventure.

ARRANGE A VIEWING



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