



40 Marlborough Avenue, Hornsea, HU18 1UA

£149,950

We are thrilled to offer this delightful and fantastically priced brick built three-bedroom period cottage, part of the historic 'Brick Yard Cottages'. The property is a blank canvas, ready for the buyer to make into their perfect home and boasts three double bedrooms, a spacious lounge, extended kitchen/diner, bathroom, and a utility area. Outside, you'll find an easily maintained, south facing rear garden. Additional features include double glazing, gas central heating, and solar panels (which the vendor informs us is currently generating approximately £600-900 per year).

EPC: C
Council Tax: A
Tenure: Freehold

Entrance Hall

We have been made aware by the vendor that the entrance hall is subject to a flying freehold.

Lounge

17'11" x 10'3" (5.48 x 3.13)

Window to the front. Fireplace with multi-fuel log burner and slate hearth. Archway to inner hallway, understairs storage cupboard, carpet and radiator.

Inner Hall

Staircase to first floor and archway to lounge.

Kitchen Diner

20'10" x 10'4" (6.37 x 3.16)

Door and window to the rear. Fitted base units with work surfaces over. Inset stainless steel one and a half bowl sink with single drainer. Electric cooker point and space for freestanding oven with extractor hood over. Space and plumb for dishwasher and space for fridge/freezer. Part tiled walls, laminate floor and two radiators.

Utility Room

5'7" x 4'0" (1.71 x 1.22)

Space and plumbing for washing machine and tumble dryer with work surface over. Tiled flooring.

Bathroom

9'1" x 5'4" (2.79 x 1.65)

Window to rear aspect. Panelled bath, pedestal wash hand basin and W.C. Part shower boarding to walls and tiled flooring. Radiator and extractor fan.

First Floor Landing

Carpet

Bedroom 1

10'7" x 10'2" (3.23 x 3.12)

Window to the front, carpet and radiator.

Bedroom 2

10'4" x 10'2" (3.17 x 3.1)

Window to the rear. Boiler cupboard. Carpet and radiator.

Bedroom 3

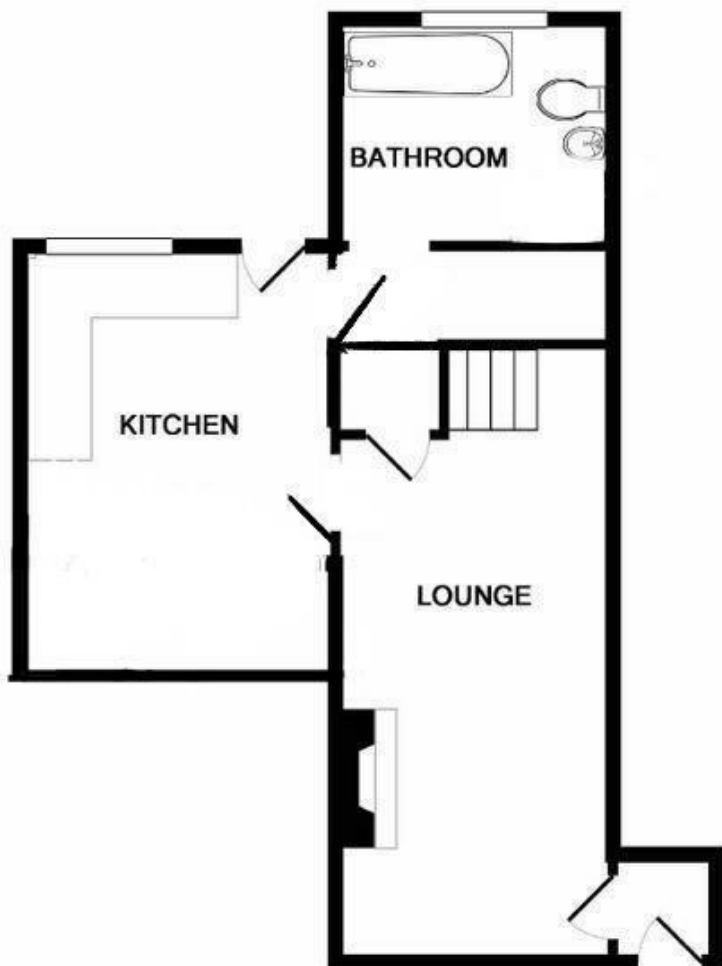
10'2" x 7'6" (3.1 x 2.31)

Window to the rear. Carpet and radiator.

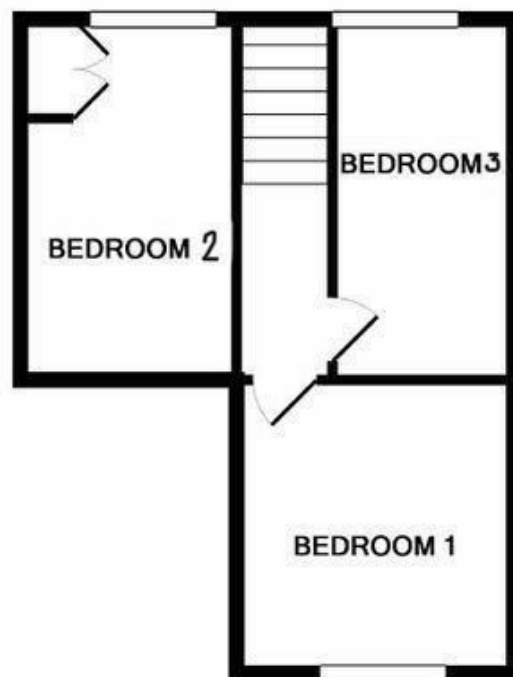
Externally

To the rear of the property is a tenfoot with vehicular access and beyond that is the garden which is fully enclosed with wooden fence and brick wall. The garden area is mainly paved with a wooden shed.



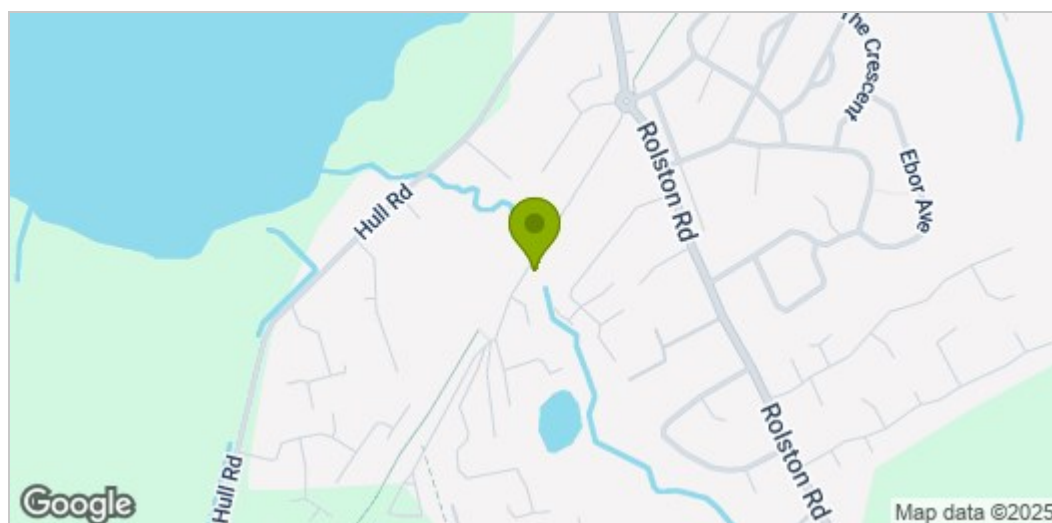


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk