SYMONDS + GREENHAM

Estate and Letting Agents









120 Marlborough Avenue, Princes Avenue, Hull, HU5 3JX
Offers in the region of £330,000

A truly sensational five bedroom semi detached period home positioned on the ever-prestigious Marlborough Avenue, one of the most sought after tree lined streets in the heart of the Avenues. Ideally located within HU5, the property sits within excellent school catchment areas and is perfectly placed for the vibrant mix of bars, cafés, shops and amenities found along Princes, Newland and Chanterlands Avenue. Occupying a fantastic plot, this substantial home is brimming with original period features and has been well cared for over the years, offering an exceptional opportunity for a buyer with vision.

The accommodation is generous and well proportioned throughout, with a welcoming entrance hall leading to a large living room featuring a beautiful fireplace and bay window, a further sitting room enjoying views over the rear garden, a breakfast room with pantry, kitchen, utility room and WC to the ground floor. To the first floor are five well sized bedrooms, a family bathroom and a separate WC, providing excellent flexibility for family living or future reconfiguration.

Externally, the property benefits from a lovely, secure and well maintained rear garden with lawn, block paved patio and established planting, creating a peaceful outdoor space to enjoy. Side access leads to a small front garden, enhancing the sense of privacy and curb appeal.

Perfectly liveable yet offering huge scope for modernisation, this is a rare opportunity to restore and transform a magnificent period property into an outstanding long term family home. Properties of this calibre and potential on Marlborough Avenue are seldom available, making this one not to be missed.

BOOK YOUR VIEWING NOW!

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 D.

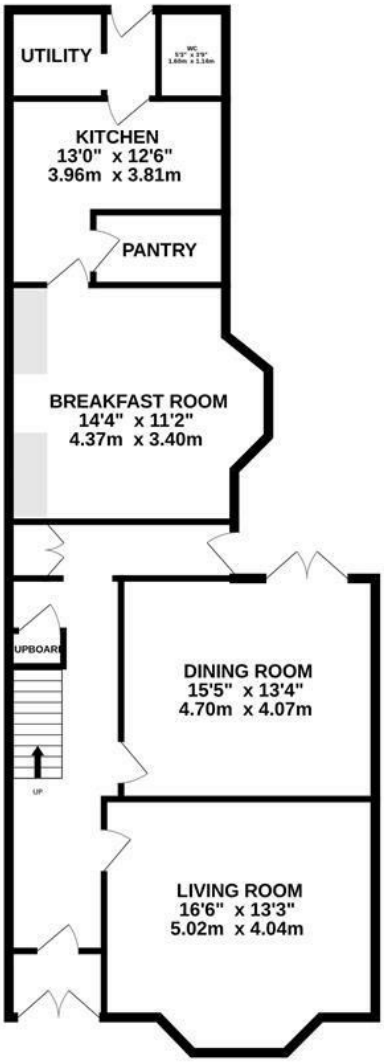
DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING
The property has the benefit of double glazing.

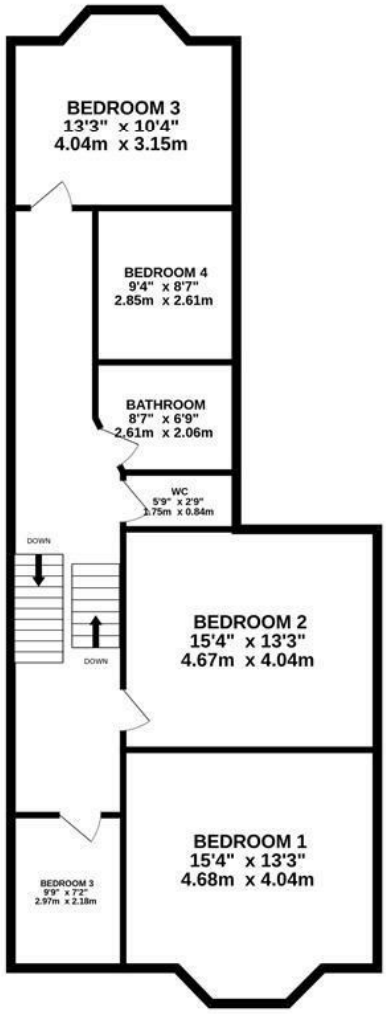
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

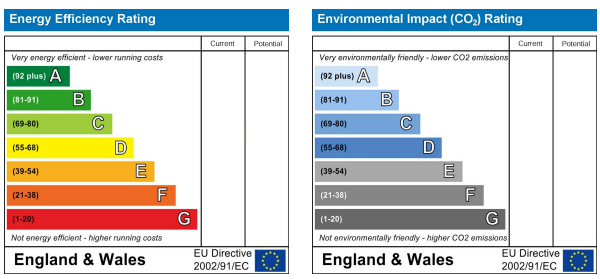
GROUND FLOOR

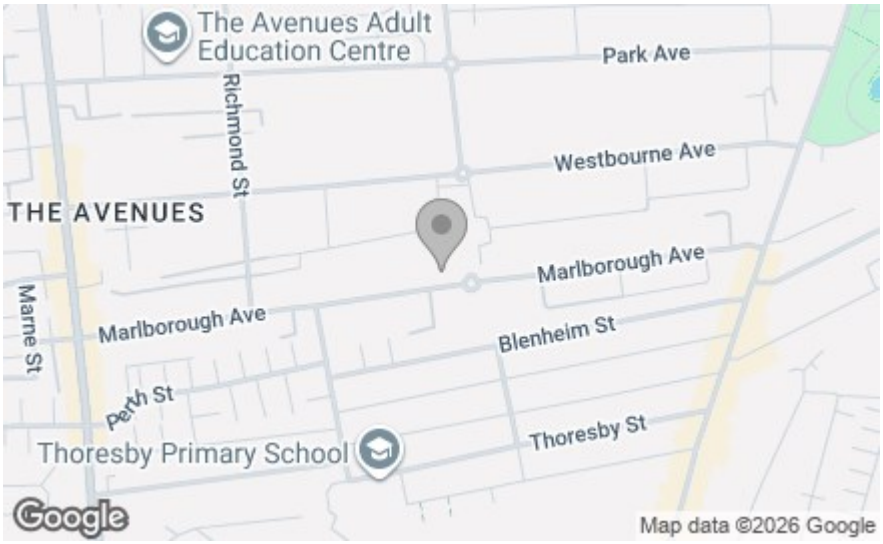


1ST FLOOR



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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