



Marlborough
Avenue
Goole
DN14 6JB

- In Need Of Full Refurbishment
- Terraced House
- Two Bedrooms
- Two Reception Rooms
- Rear Courtyard
- Ideally Located For Town Centre
- Suit Developer
- No Onward Chain
- EPC Rating TBC
- Freehold, Council Tax Band A

£60,000(offers over)



91 Pasture Road **T. 01405 780 666**
Goole **F. 01405 762 942**
East Yorkshire **E. info@housesetc.co.uk**
DN14 6BP **www.housesetc.co.uk**

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

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PROPERTY SUMMARY

Housesetc Goole- IN NEED OF FULL REFURBISHMENT, two bedrooms, TWO RECEPTION ROOMS, investment opportunity, SUIT DEVELOPER, ideally located for town centre and all amenities.

ENTRANCE

UPVC door with double glazed opaque insert leads into

HALLWAY

With stairs rising to first floor accommodation and doors off.

RECEPTION ROOM ONE 13' 3" into the bay x 11' 5" max (4.06m x 3.5 m)

With brick built feature fireplace and raised tiled hearth, window to the front, archway leads to

KITCHEN 10' 9" x 7' 6" (3.3m x 2.3m)

With timber effect wall and base units, marble effect food preparation surfaces, single bowl stainless steel sink with mixer tap, space and plumbing for automatic washing machine, windows to side and rear, side entrance door leads into rear courtyard.

RECEPTION ROOM TWO 11' 10" x 11' 5" (3.63m x 3.5m)

Brick fireplace and window to the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Staircase leads to landing, with timber spindles and balustrade, doors off.

BEDROOM ONE 10' 9" x 14' 7" (3.3m x 4.47m)

With window to the front.

BEDROOM TWO 11' 11" x 9' 7" (3.64m x 2.94m)

With fire escape window to the rear, step down to bathroom with cupboard containing hot water cylinder and cold water tank with sliding door leading into bathroom with cupboard containing hot water cylinder and cold water tank with sliding door leading into

BATHROOM 7' 10" x 7' 6" (2.41m x 2.3m)

Bathroom suite comprises low level flush W.C, pedestal wash hand basin, panelled bath (all require replacement), window to the rear.

EXTERNAL

FRONT

Brick built perimeter wall and wrought iron gate lead to front door with step storm porch

REAR

To the rear is a concrete courtyard with a combination of brick built perimeter wall and timber perimeter fencing incorporating concrete posts and gravel boards.

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EPC

Energy Performance Rating:TBC

HEATING AND APPLIANCE

The Heating and any Appliances included (including Security Alarms where fitted) have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to Rights Of Way etc need to be confirmed.

TENURE

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

LOCATION

Postcode for Satnav: DN14 6JB the property is on the left and can be identified by a Housesetc for sale sign.

Council Tax: A



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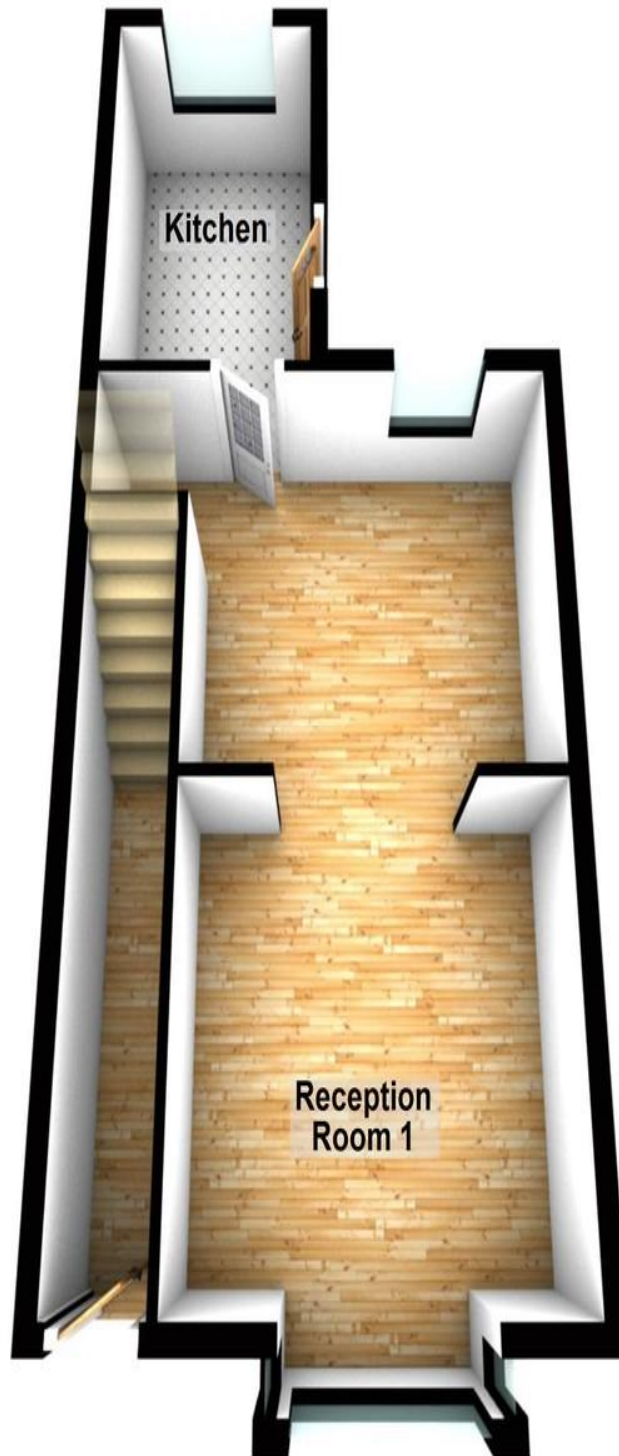


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Ground Floor



First Floor

