

**140 Marfleet Avenue, Hull, HU9 5SA**

**£180,000**

Brought to the market with NO CHAIN involved! This three bedroom end of terrace townhouse is arranged over three floors! Benefiting from off street parking! Situated in this popular location close by to local shops & amenities. Installed with gas central heating and double glazing. Accommodation briefly comprises; hallway, integral garage, bedroom, utility room, conservatory and shower room to the ground floor. The first floor comprises; landing, kitchen and lounge. The second floor comprises; landing, two bedrooms, en suite and bathroom. To the exterior is a private driveway to the front. To the rear is a fully enclosed garden designed for ease of maintenance.

## Ground floor

### Entrance hallway

With entrance door, laminate flooring, radiator, under stairs cupboard, stairs off and doors to:

### Integral garage.

With space for parking.

### Shower room

With window to the side, laminate flooring, heated towel rail, low flush w/c, hand wash basin and shower cubicle.

### Bedroom

With window to the rear, carpet flooring and radiator.

### Utility room

With vinyl flooring, radiator, wall & base units, stainless steel sink unit and plumbing for automatic washing machine.

### Conservatory

With windows to the rear, laminate flooring, radiator and rear door.

## First floor

### Landing

With window to the front, carpet flooring, radiator, stairs off and doors to:

### Kitchen

With window to the front, vinyl flooring, radiator, range of wall & bases units with contrasting work surface & tiling to splash backs, stainless steel sink unit, electric oven, gas hob, extractor hood and space for fridge freezer.

### Lounge

With window to the front, carpet flooring, radiator and feature fireplace.

## Second floor

### Landing

With window to the side, carpet flooring and doors to:

### Bedroom

With window to the front, carpet flooring, radiator and fitted wardrobes. Door to en suite.

### En suite

With window to the front, vinyl flooring, tiled walls, vanity hand wash basin, low flush w/c and shower cubicle.

## Bedroom

With window to the front, carpet flooring, radiator and fitted wardrobes.

## Bathroom

With window to the side, vinyl flooring, radiator, vanity hand wash basin

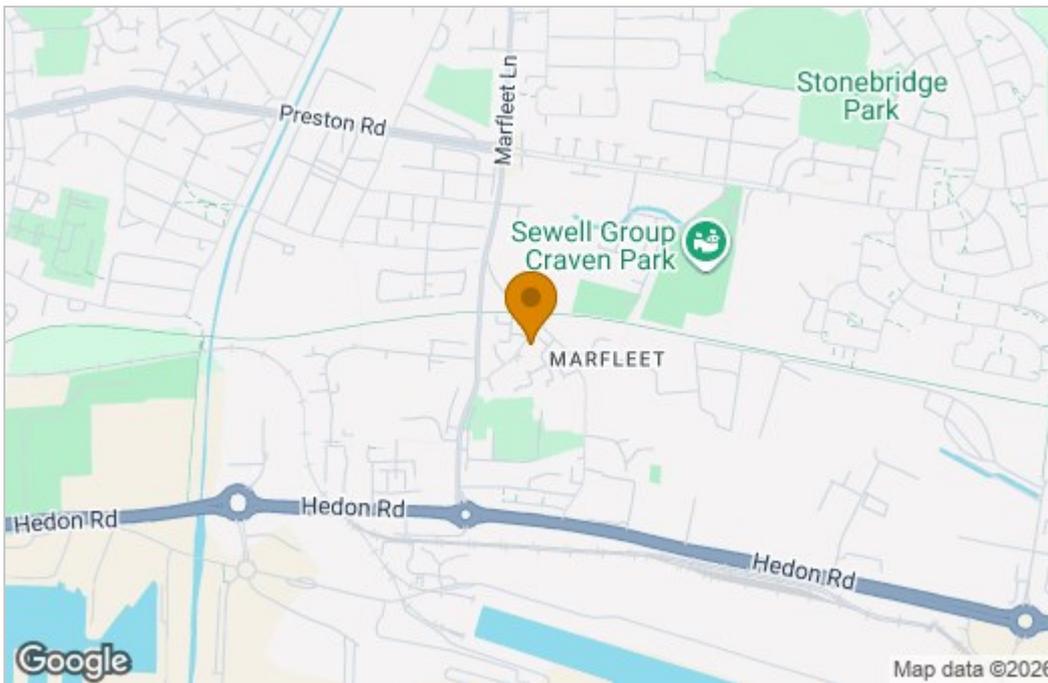
## Exterior

To the front of the property is a private driveway. To the rear is a fully enclosed garden designed for ease of maintenance.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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