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For Sale

01405 768436  
[www.linkagency.co.uk](http://www.linkagency.co.uk)

Marlborough Avenue, Goole, Goole  
£102,500



# 47 Marlborough Avenue

DN14 6JB, Goole

- No chain - ready to move into
- Modern kitchen with integrated cooker
- Gas central heating
- Upstairs bathroom off landing
- Viewings through Link Agency
- Clean and tidy throughout
- Enclosed yard with no houses behind
- Previously tenanted by professional person
- An ideal property for a first time buyer
- A well presented ex-rental property in a central location

A pre-war terraced house offering a blend of comfort and modern living. Spanning 839 square feet, this well-maintained ex-rental property is ideal for first-time buyers.

With a spacious and inviting atmosphere, enhanced by light neutral decor that creates a warm and welcoming environment. The modern kitchen is an added bonus.

The property has two generously sized bedrooms, both of which are located off the landing. The bathroom is also situated on the landing, making it easily accessible for all.

A notable feature of this home is the enclosed yard at the back, which offers a private outdoor space for relaxation or entertaining. The property is not overlooked to the rear, providing a pleasant view of greenery beyond the yard.

On-street parking is always available.



## Location and EPC Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Extra Info

Council tax band: A

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)



## Floorplan



Approximate Gross Internal Floor Area = 77.9 sq m / 839 sq ft

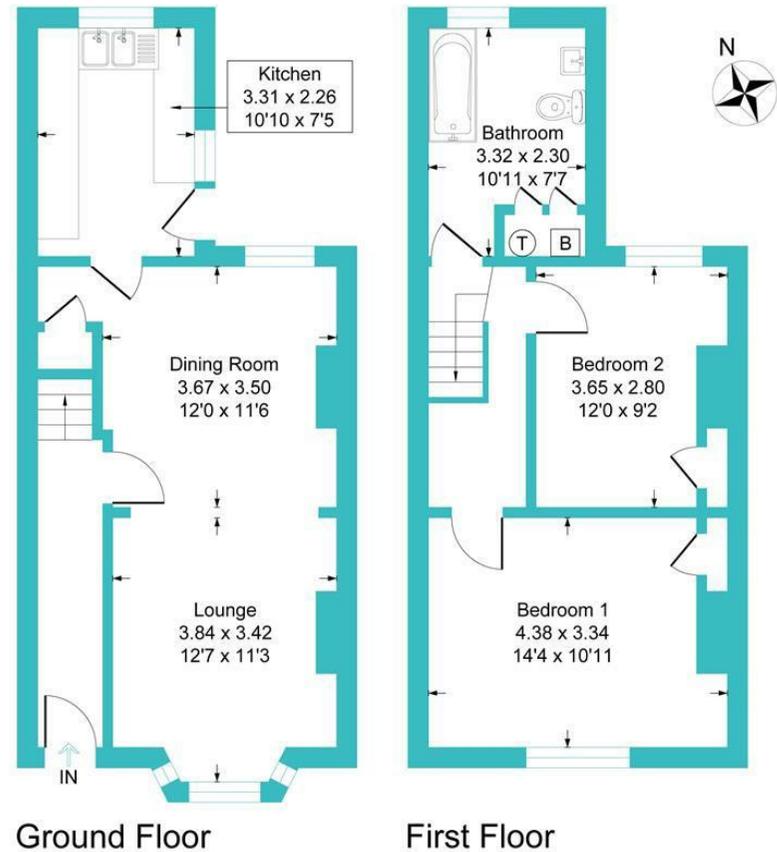


Illustration for identification purposes only, measurements are approximate, not to scale.