



**Marlborough Terrace, , Bridlington, YO15 2PA**

**£795**



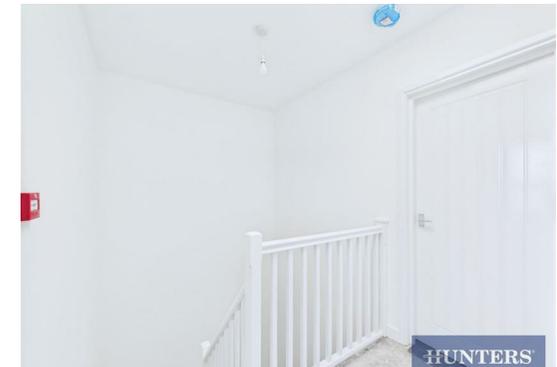
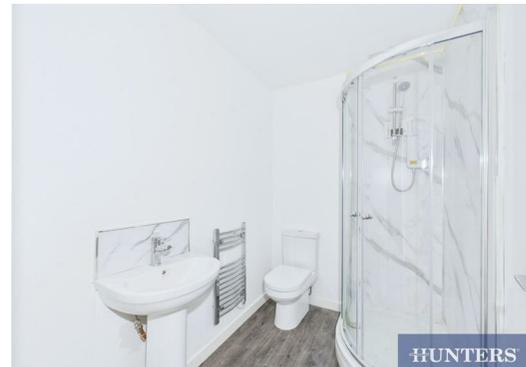
# Marlborough Terrace, , Bridlington, YO15 2PA

## DESCRIPTION

Discover the perfect blend of comfort and convenience with this beautifully renovated three-bedroom flat, ideally situated just a short walk from Bridlington's stunning beach. Enjoy easy access to local amenities, cosy cafés, and all the essentials right on your doorstep.

The property features a bright and airy open-plan living and kitchen space, designed for modern lifestyles and effortless entertaining. Freshly updated with contemporary finishes and plenty of natural light, it offers a welcoming environment to relax or host friends and family.

With three generously sized bedrooms, there's ample space for a growing family, guests, or a home office. The family bathroom includes a modern three-piece suite with a bath and overhead shower, providing both functionality and style.





HUNTERS



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

705 ft<sup>2</sup>  
65.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [bridlingtonlettings@hunters.com](mailto:bridlingtonlettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.