

## FENNER CLOSE, MARSKE-BY-THE-SEA, TS11 7ED



**FOR SALE BY AUCTION**  
**Thursday 28<sup>th</sup> May 2026**



- ▲ Semi Detached Property
- ▲ Three/Four Bedrooms
- ▲ Two Bathrooms
- ▲ Highly Popular Residential Location
- ▲ Sitting on a Fantastic Size Plot
- ▲ Spacious Rooms Throughout Spanning Over 1,300 Sq. Ft
- ▲ Ground Floor WC
- ▲ Garage
- ▲ Substantial Southerly Gardens

**Guide Price £220,000**

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\* Thursday  
28th May 2026 \*\*\* Option 2 \*\*\*  
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This spacious property offers generous living both inside and out and sits on an enviable corner plot with scope for future development subject to planning. Highly popular Marske location within easy reach of the beach, High Street and acclaimed schooling. Early viewing is advised.

#### **GROUND FLOOR**

##### **HALL - 2.00m x 3.52m (6'7" x 11'7")**

Fully glazed entrance door with side light to a light and bright hallway with open staircase to the first floor, Victorian style radiator and panelled doors to all rooms.

##### **WC - 2.86m x 1.19m (9'5" x 3'11")**

White suite with fully clad UPVC walls, high gloss vanity storage unit, radiator and UPVC window.

##### **LIVING ROOM - 4.06m (13'4") reducing to 3.29m (10'10") x 5.00m (16'5") reducing to 2.68m (8'10")**

A brilliant size room complete with a multifuel stove with stone hearth and feature wall, radiators and UPVC French doors open onto the vast rear garden.

##### **KITCHEN DINER - 4.17m (13'8") reducing to 2.89m (9'6") x 4.20m (13'9") reducing to 3.76m (12'4")**

A shaker style oak fronted kitchen with stainless steel handles and roll edge worktops, freestanding gas cooker with extractor hood, plumbing for washing machine and dishwasher, and vented space for tumble dryer. Victorian style radiator, breakfast bar area, rustic oak laminate flooring, part tiled walls, integrated shelved storage cupboard, UPVC window and part glazed door.

##### **STUDY/BEDROOM - 2.68m x 2.40m (8'10" x 7'10")**

Previously used as a ground floor bedroom with neutral décor including carpet, radiator and UPVC window.

#### **FIRST FLOOR**

##### **LANDING - 4.32m (14'2") reducing to 1.80m (5'11") x 3.57m (11'9") reducing to 0.86m (2'10")**

A light and bright landing space with Velux style roof window and panelled doors to all rooms including a walk-in storage area housing the Baxi combi boiler.

##### **BEDROOM ONE - 3.62m x 3.95m (11'11" x 13')**

A well-presented spacious room with wardrobe storage, radiator and UPVC window overlooks the rear garden.

**TO VIEW:** Tel: 01642 285041

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**BEDROOM TWO - 2.56m (8'5") x 4.13m (13'7") plus wardrobes**

With neutral decoration, integrated wardrobe storage, radiator and UPVC window overlooks the rear garden.

**BEDROOM THREE - 2.03m (6'8") reducing to 1.02m (3'4") x 3.93m (12'11") reducing to 3.03m (9'11")**

A spacious third bedroom with integrated storage cupboard, radiator, UPVC window and access to the part boarded loft space via a retractable wooden loft ladder.

**LOFT SPACE** - With Velux window and lighting.

**BATHROOM ONE - 2.48m x 2.64m (8'2" x 8'8")**

A traditional style white suite with over bath shower attachment, half mosaic tiled walls, radiator, part tiled, part wooden flooring, access to eaves storage and Velux style roof window.

**BATHROOM TWO - 2.25m x 1.63m (7'5" x 5'4")**

White suite with over bath thermostatic shower, fully tiled walls with decorative inserts, oak vinyl flooring, radiator and UPVC window.

**EXTERNALLY**

**GARAGE** - Accessed from the front of the property.

**PARKING & GARDENS** - The front of the property benefits from a paved driveway and pathway to the side of the property with outdoor tap and gated access to the rear garden. The rear west to south facing gardens are mainly laid to lawn with large patio area, storage shed and greenhouse.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**AUCTION HOUSE DISCLAIMER** - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

**AGENTS REF:** - CF/LS/RED250369/15052026

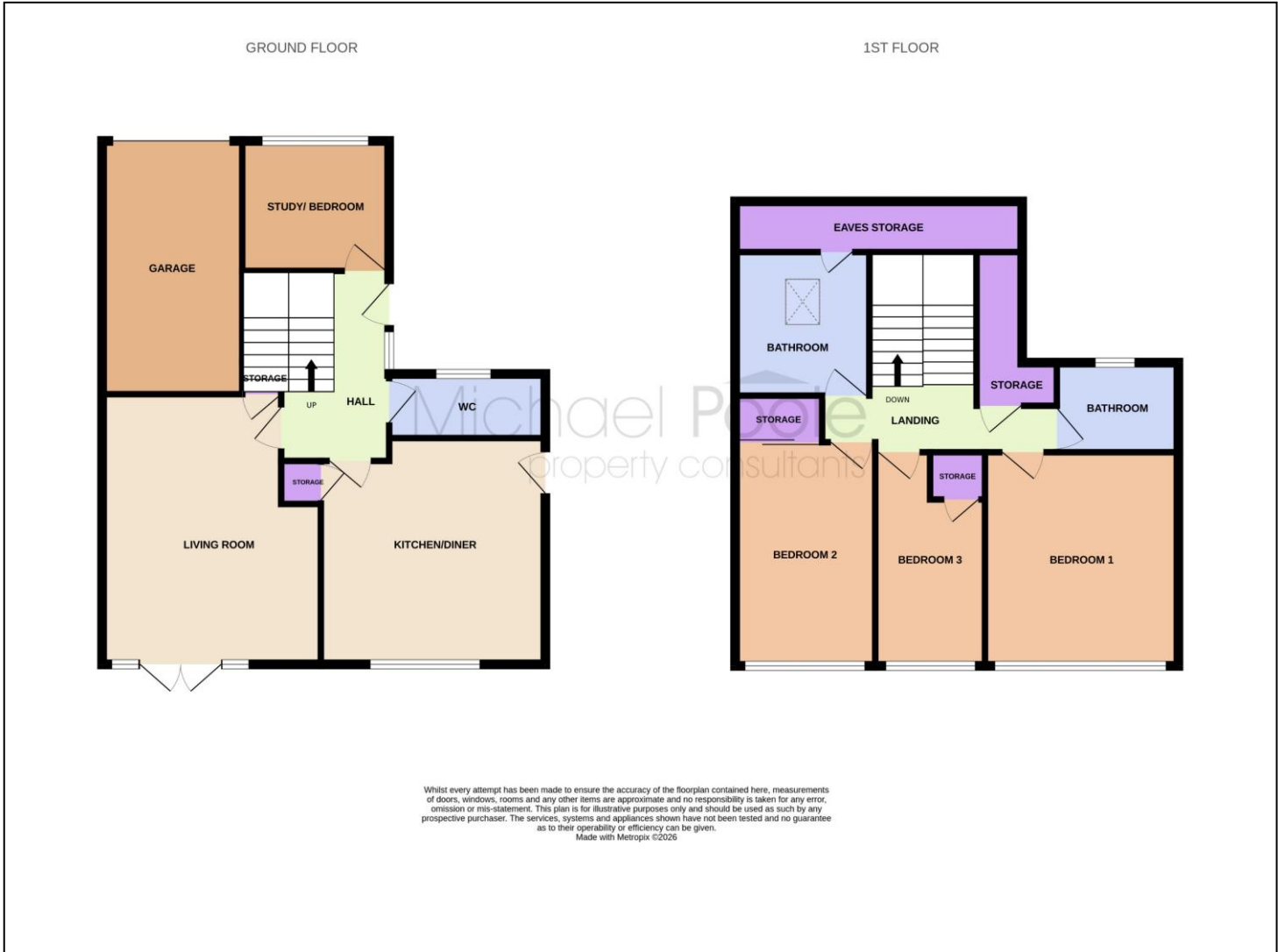
**Council Tax Band:** C      **Tenure:** Freehold











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