



13 Spring Bank, Grimsby, North East Lincolnshire, DN34 4BQ
£80,000

Key Features:

- Two Bedroom End Terrace Property
- Popular Area Close To Local Amenities
- Well Presented Accommodation
- Ideal First Time Buy/Rental Investment
- No Forward Chain

A two bedroom end of terrace property located in this popular residential area of Grimsby, conveniently situated within close proximity to local amenities, and easy access to the town centre.

Well presented internally, the accommodation offers a bay fronted lounge, kitchen diner, utility, and first floor with two double bedrooms and a bathroom. Front and rear gardens. An ideal first time purchase/rental investment...Offered for sale with no forward chain.



LOUNGE

14'9" x 11'5" (4.50 x 3.49)

A bay fronted lounge with fireplace incorporating a coal effect gas fire, and fitted storage cupboards into alcoves.

KITCHEN DINER

14'9" x 12'8" (4.50 x 3.88)

Comprising a range of white wall and base units, work surfaces incorporating a stainless steel sink, built-in oven and ceramic hob with extractor over. Space for further appliances. Rear aspect window. Staircase to the first floor.

REAR PORCH/UTILITY

5'11" x 3'9" (1.82 x 1.16)

Rear entrance to the property, with plumbing for a washing machine.

FIRST FLOOR LANDING

With fitted storage cupboard housing the gas central heating boiler.

BEDROOM 1

14'9" x 10'1" (4.50 x 3.09)

To front aspect, with a built-in storage cupboard.

BEDROOM 2

9'11" x 7'3" (3.03 x 2.22)

To rear aspect, with access to the loft.

BATHROOM

7'1" x 6'8" (2.18 x 2.04)

Fitted with a freestanding oval bath, wall mounted basin, and wc. Heated towel rail. Obscure glazed window.

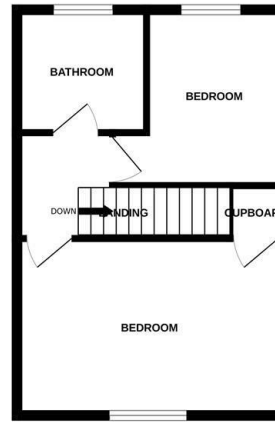
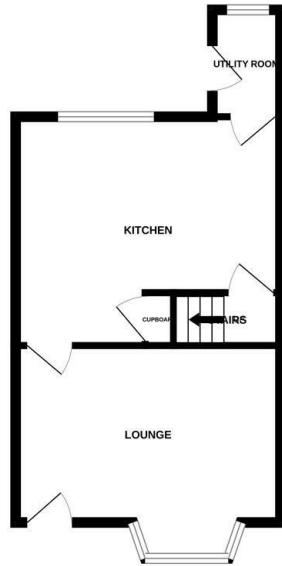
TENURE

FREEHOLD UPON COMPLETION

COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan ©2014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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