



**7 Lichfield Court, Grimsby, North East Lincolnshire, DN32 8EY**  
**£75,000**

## Key Features:

- First Floor Maisonette Property
- Accommodation Over Two Floors
- Lounge, Dining Room, Kitchen
- Downstairs WC
- Three Bedrooms, Shower Room
- Private Balcony
- Enclosed Communal Green
- Popular Area Close To Schools
- No Forward Chain

Located in the popular residential area of Old Clee, a three bedroom maisonette apartment offering well presented accommodation over two floors. Ideal for families being close to primary and secondary schools, professionals, or as a buy to let investment. Comprising:- entrance hall, downstairs wc, kitchen, lounge, and dining room opening onto the balcony. To the first floor are three bedrooms including two doubles, and a shower room. Offered for sale with No Forward Chain.



## COMMUNAL ENTRANCE

With staircase to the upper floors.

## FLAT NO 7

Entrance hall

Accessed via a composite front entrance door. With staircase to the first floor.

## WC

4'5" x 2'11" (1.37 x 0.90)

## KITCHEN

9'6" x 7'10" (2.92 x 2.40)

Fitted with a range of wall and base units, work surfaces incorporating a resin sink, built-in oven, gas hob with extractor over, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler. Serving hatch to dining room. Front aspect window.

## LOUNGE

12'7" x 10'7" (3.85 x 3.25)

With fireplace incorporating an electric fire. Rear aspect window.

Leading to:-

## DINING ROOM

10'9" x 7'8" (3.30 x 2.34)

With patio doors opening onto the balcony. Built-in storage cupboard.

## FIRST FLOOR

### BEDROOM 1

11'5" x 10'6" (3.48 x 3.21)

To rear aspect, with a built-in wardrobe.

### BEDROOM 2

11'1" x 10'6" (3.39 x 3.21)

To rear aspect.

### BEDROOM 3

8'9" x 8'0" (2.69 x 2.45)

To front aspect.

## SHOWER ROOM

5'8" x 4'11" (1.73 x 1.51)

Fitted with a vanity sink unit, wc, and shower enclosure. Heated towel rail. Obscure glazed window.

## GENERAL INFORMATION

We understand that the following charges are per annum:-

Service Charge £217.83

Ground Rent £10

Building Insurance £44.33

## TENURE

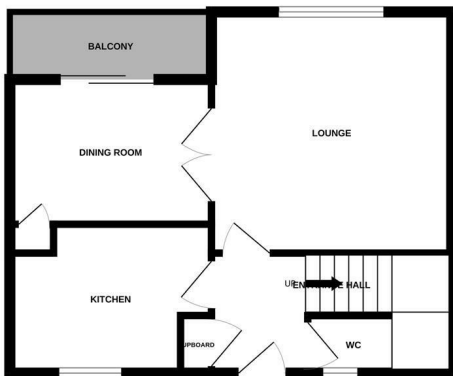
Leasehold

## COUNCIL TAX BAND

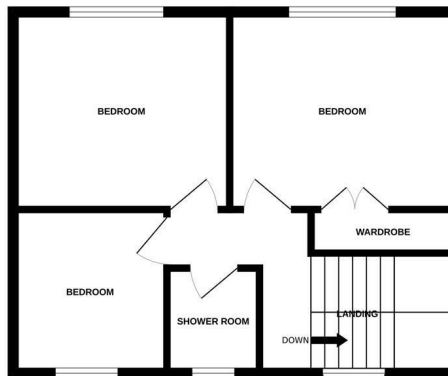
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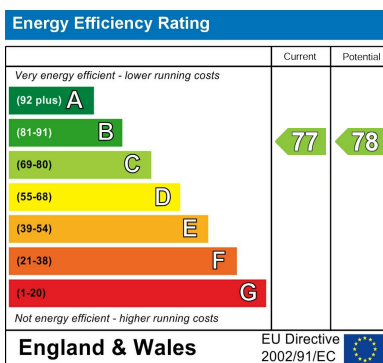
GROUND FLOOR



1ST FLOOR



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.  
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## 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore