



**8 Carnaby Grove, Grimsby, North East Lincolnshire, DN32 9TL**  
**£135,000**

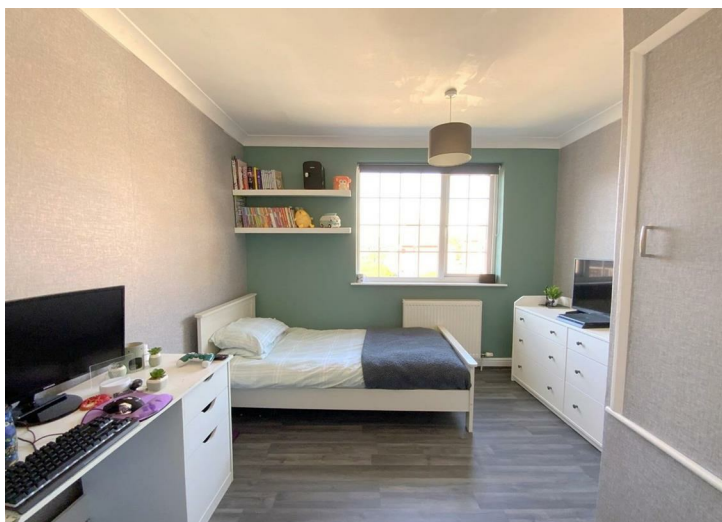
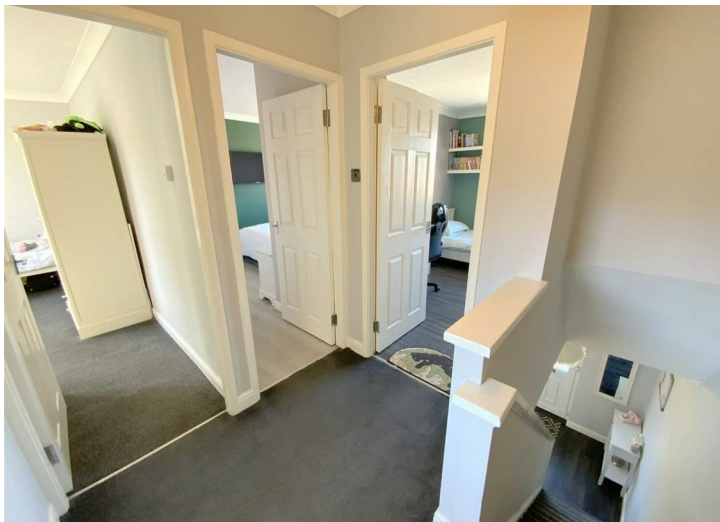
## Key Features:

- Three Bedroom Mid Terrace Property
- Popular Residential Area
- Easy Access To Central Cleethorpes
- Three Good Sized Bedrooms
- Kitchen Diner
- Cul De Sac Location
- Outbuildings To Rear
- Off Road Parking

A three bedroom mid terrace home offered for sale in this popular residential area off Weelsby Road, ideally situated for easy access to both central Grimsby and Cleethorpes.

The property would make an ideal first time purchase, offering well presented accommodation, benefiting a new gas central heating boiler.

Comprising; entrance hall, a bay fronted lounge, kitchen diner, three good sized bedrooms and a bathroom. Set in a cul de sac, with driveway parking to the front, and an enclosed garden to the rear with brick outbuilding. Viewing Highly Recommended.



### ENTRANCE HALL

Front entrance to the property, with staircase to the first floor.

### LOUNGE

14'10" x 12'3" (4.54 x 3.75)

With a bay window to front aspect.

### KITCHEN DINER

19'4" x 10'4" (5.90 x 3.15)

A full width kitchen diner, fitted with a range of units, and contrasting work surfaces incorporating a stainless steel sink. Built-in oven/grill, ceramic hob with extractor over, plumbing for a washing machine and space for further appliances. Two rear aspect windows, and access to the rear garden.

### FIRST FLOOR LANDING

With access to the loft.

### BEDROOM 1

15'0" x 10'9" (4.58 x 3.30)

To front aspect.

### BEDROOM 2

10'10" x 8'7" (3.31 x 2.63)

Measured at maximum width

To front aspect. Includes stairs bulkhead incorporating a storage cupboard.

### BEDROOM 3

11'11" x 10'7" (3.64 x 3.25)

To rear aspect.

### BATHROOM

8'11" x 5'5" (2.72 x 1.66)

Fitted with a pedestal basin, wc, and p-shaped bath with shower over. Fitted storage cupboard housing the gas central heating boiler (New April 2024).

### OUTSIDE

Situated at the head of a cul de sac, the property stands with a driveway to the front and passageway having gated access to the rear. The rear garden is laid to lawn, with versatile brick outbuildings, one currently used as gym.

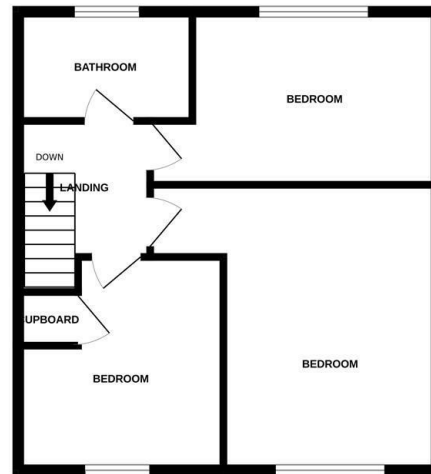
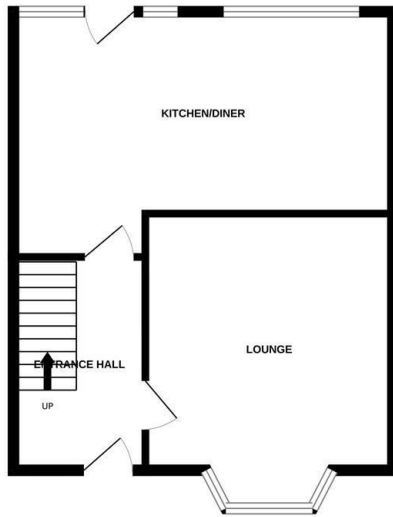
### TENURE

Freehold


### COUNCIL TAX BAND

A





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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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