



**First Floor Flat, 243 Roberts Street, Grimsby, DN32 8DT**  
**£70,000**



### Key Features:

- First Floor Flat
- One Double Bedroom
- Living Room, Kitchen & Shower Room
- Convenient Location
- No Forward Chain

A one bedroom flat situated on the first floor of this end terrace property. Conveniently located close to amenities and easy access to central Grimsby and Cleethorpes.

The accommodation comprises; private front entrance, living room, kitchen, a double bedroom and shower room. Enclosed front garden. Offered for sale with No Forward Chain.



### ENTRANCE

Accessed via the front of the property, with staircase to the accommodation.

### LIVING ROOM

14'4" x 10'8" (4.39 x 3.26)

To front aspect, with wood effect laminate flooring.

### KITCHEN

11'3" x 8'5" (3.44 x 2.59)

Fitted with a range of modern white gloss units, worktops incorporating a stainless-steel sink, built-in electrical oven, ceramic hob with extractor over, plumbing for a washing machine and space for further appliances. Unit housing the gas central heating boiler. Side aspect window.

### BEDROOM

12'0" x 9'1" (3.67 x 2.79)

A double bedroom with fitted wardrobes/storage, and side aspect window.

### SHOWER ROOM

7'4" x 5'8" (2.24 x 1.74)

Fitted with a pedestal basin, wc, and large shower enclosure. Heated towel rail. Obscure glazed window.

### TENURE

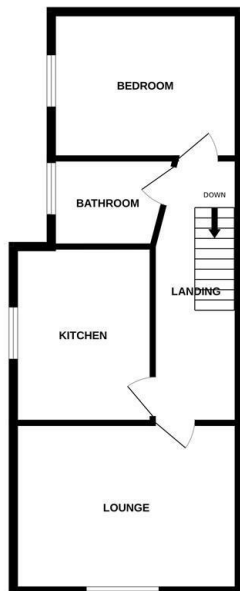
LEASEHOLD

50% OF THE FREEHOLD IS SHARED WITH  
GROUND FLOOR FLAT

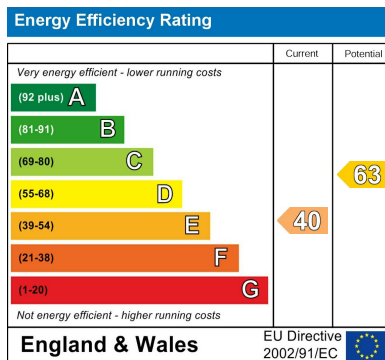
### COUNCIL TAX

A





While 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 layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagon 12/2015



## 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